

Minutes of the Stormwater Management Committee



The Stormwater Management Committee met on Wednesday, July 28, 2010.

The meeting was held at Leawood City Hall at 7:30 AM in the Main Conference Room.

Committee Members in attendance: Debra Filla, Skip Johnson, John Kahl, Carole Lechevin, Mike Levitan, Jim Rawlings, Alec Weinberg

Committee Members absent: Gary Bussing, Julie Cain, Pat Dunn

Staff in attendance: Public Works Department Staff: Joe Johnson, David Ley, Julie Stasi

Guests: (by order of sign in sheet)

Jackie Smith, 10425 Sagamore Road, Leawood, KS, 66206

Harry Peel, 10500 Sagamore Road, Leawood, KS 66206

Sue Moeller, 10501 Sagamore Road, Leawood, KS 66206

Bernard Richter, 10505 Sagamore Road, Leawood, KS, 66206

Amy Hallin, 10505 Sagamore Road, Leawood, KS, 66206

Dan Kelly, 10415 Sagamore Road, Leawood, KS 66206

Alan Petersen, 10421 Sagamore Road, Leawood, KS, 66206

Horace Duncan, 10509 Sagamore Road, Leawood, KS 66206

(known present, but not on the sign in sheet):

Polly Wolbach, 8505 Lee Boulevard, Leawood, KS 66206

Mark Brummel, [Audio Mart] 10330 State Line Road, Leawood, KS 66206

Aaron Witt, Engineering Manager-Existing Infrastructure, Nelson Plant, Johnson County Wastewater

Chair Jim Rawlings called the meeting to order at 7:35 AM.

Topic of Discussion: MINUTES OF PAST MEETING

Action: Committee Member Alec Weinberg made a Motion to approve the Minutes from the last Committee Meeting held June 30, 2010. Committee Member Debra Filla seconded the Motion. All present members were in favor. Motion passed.

**Topic of Discussion: DISCUSSION OF FLOODING ISSUES IN LEAWOOD DURING PAST EVENTS
RESIDENTS REQUESTED TO SPEAK TO COMMITTEE.**

Joe Johnson gave a brief introduction. Joe advised that our storms are generally not long, we usually get storms that move in and dump large amounts of rain in a short period of time. Between June 8 and the 14 we have had anywhere from 11 to 15 inches of rain (falling between Tuesday afternoon and Sunday morning). The events were pretty consistent between a 10 and 25 year event on the 8th. And the 14th it was closer to a 50 year event. The rains we had July 11th, a Sunday morning, that was closer to a 50 year event. People talk about if it's a 50 year event, how come we got a 100 year flood? The assumption is when they modeled these 100 year floods that the condition is what we have today. The soils aren't super saturated and so you get some infiltration into the soils. There is retainage in low lying areas and places like that. With what we've had here the last month and a half, our soils are saturated any low lying areas really didn't hold a lot of water and so we got 100 year run off with 25 – 50 year

event rainfall. Because the soil was not taking any rain and it all became runoff.

Mr. Johnson said as an example, on Sunday morning, that was the first time he had ever seen the storm sewer in his subdivision (he has been there for eleven years) where water was blowing out the subdivision stormsewer. He's never seen that before. We had so much rain and so much overland flow, it flooded the neighborhood pool. Things have happened this year that we haven't seen in a long time and conditions have been such that when we get these real heavy rains, it does not take a very short amount of time before we start to experience the run-off and flooding. It's all collates together and the bad things happening. When you get rain events that theoretically shouldn't get a 100 year flood. Hopefully we will get a little drying out time and can get back to a normal period where we have rain that is one inch over several hours instead of one inch in thirty-five minutes.

When we reviewed area rain gauges, they showed us receiving an inch of rain in 45 minutes, three inches of rain in four hours, and the storm sewer system can't handle that and neither can the ground. We end up with a lot of overland flows.

Committee Member Debra Filla asked about the clay soils.

Joe Johnson- Our soil is pretty much impervious not conducive to allow water to drain through it. Having manicured yards is better than dirt, but it's like carpet, it retains a little bit of water unlike concrete. Native vegetation does a better job, but unless you are in an area that is flat or a depression it doesn't take much for that top couple inches of soil to get saturated. That is just the nature of the soils in this area.

Chair Jim Rawlings-The City had a built a SMAC Project where a berm was built to keep out the creek. That part worked. That was a true test of that engineering.

Joe Johnson-We did build a levy down by 105th & Sagamore that ties into A. B. May at 103rd Terrace and runs along I-435 and Indian Creek. After the recent rains we did look at the levee in addition Continental Engineers went out there on July 11th or June 18th. They were there to take a look at the water level on the home side of the levy to compare where the water level was on Indian Creek side of the levy. Indian Creek was at about 4 to 5 feet from the top of the levy which would have put about a foot and a half- to two feet of water all the way across Sagamore at 105th Street. I know that on the home side of the levy, we are going to pond water. Depending on where you are at the level of the water can vary from a foot or 2 to several feet deep towards the rear of the properties.

What happens, the levy has two outlets that drain the water through the subdivision and behind the levy. When Indian Creek comes up we have flap gates on 2 pipes that shut so water from Indian Creek cannot run back into our stormsewer and flood the home side of the levy. So when Indian Creek comes up and it shuts those flap gates, water then ponds along that levy until Indian Creek goes down. Once Indian Creek goes down enough, there are springs in the flap gates and the gates pop back open and it starts to drain the water out from behind the homes and water stored within the storm sewer system. The majority of the stormwater design projects are designed for a 10-year storm event with overland flow to convey the 100-year storm. What we did in this area was design the storm sewer system at the

lower end to handle a 100 year event. This allows us to have storage in the pipe. So when we get the heavy rains and the flap gates do shut, we have storage capacity in the pipe in addition to having storage capacity above ground for the 5 or 6 homes that back up to that levy. The hopes was that yes you are going to get water in your back yard and it's going to look like a lake for a period of time, but hopefully we have enough storage so that when we do get the 100 year event and the 100 year flood, we are not flooding any of the homes. We tried to design it so that we had some safe guard in not flooding the homes when we do have a 100 year flood and we water can't drain out into Indian Creek because it's up too high.

[Joe shows the location of the berm and new stormsewer that was installed on the overhead map]. The map is left up on the screen so the residents who are to speak can point out their locations of concern.

Joe Johnson-James Branch comes down comes from the north and drains out into Indian Creek. In a heavy flood, Indian Creek starts rising. It then starts going back up the channel. Generally, this is also what happens on the City's golf course. When the Blue River floods, it gets so high it stops the water flowing from Negro Creek and Blue River starts draining back into Negro Creek and floods the golf course and continues into Overland Park. Same thing happens here. Indian Creek starts coming up and impacts the ability of the tributary to go into Indian Creek. Indian Creek basically acts like a big damn and the water just starts stacking up; then this whole area floods.

The Parks Maintenance Facility (2008 W. 104th, Leawood, KS 66206). The City has had this site flood on occasions. Back in 1978 with the big floods and 1990 and 1993, it flooded; but not the building. In the Sunday flood of July 11, 2010, it was the first time we had water into the building. The office area flooded a couple inches and we had 2 ½ to 3 feet of water in one end. Three (3) feet of water in another area along with four (4) vehicles that were a total loss and several pieces of equipment.

RESIDENTS & BUSINESS OWNERS ADDRESSED COMMITTEE:

Pictures and information handed in by the above who addressed the Committee will be scanned and attached to the meeting minutes.

Harry Peel, 10500 Sagamore, Leawood, KS 66206. Mr. Peel advised his biggest problem is that the sewer backflows into their basement. Mr. Peel said he and his wife Marty had about ten (10) to twelve (12) inches depending on the part of the basement. This cost them several thousand dollars of damage. Their basement is not finished but it is used as storage. They had book cases and all kinds of things. Mr. Peel left photos (attached to these minutes). Pictures were taken in the garage after they brought items up. They had to hire a contractor to pump out their basement. They had five (5) people carrying things out of the basement into the garage and they had three (3) dump loads out of the basement alone. They also lost the control panel of their air conditioning and furnace. And they had to put a new hot water heater in. The total damage would be somewhere around \$8,000.00 to \$10,000.00. None of which was covered by insurance. They called the insurance man in. He came in, looked at it, said "thank you, but there is nothing we can do for you."

Apparently, according to the insurance broker (whom Jim knows...we used to work together about 10 years ago when I had an insurance license). Apparently, water coming up from a sewer is not a flood. The flood comes from the outside in. So in those cases, when it comes up like that, unless you have a special rider that is very expensive, it doesn't cover anything. So I'm here basically to say we need some type of a back-flow for the residents here to keep it from coming up from the sewer. Neighbors, one to his east [lived there 44 years], first time ever water was in their basement. They had a similar experience as his. Neighbors are at 10428 Sagamore and 10508 Sagamore with sewage backup.

Jackie Smith, 10425 Sagamore, Leawood, KS 66206. Mrs. Smith has exactly what was described earlier, where the water backed up on the berm. They get this frequently. On the morning of the 13th it got high enough that it totally flooded their pool. The pool had to be drained and sanitized. They had two and a half (2 ½) feet of water in their basement. They had to get a new furnace, a new hot water heater, pretty much new everything. It took out the dry-wall and the carpet. They do have flood insurance but of course it is not going to cover it all. They estimate the damage to be about \$25,000.00. The water that came in the basement came up from the floor drain from the sanitary sewer. The water in the back yard never really got high enough to flood into the basement. It came around the side but not into the house.

Alan Petersen, 10421 Sagamore, Leawood, KS 66206. Mr. Petersen pointed on the map the gate that Mr. Johnson was describing earlier. Mr. Petersen had the unique pleasure of having four (4) foot of water in his house. He has had not just this time, but a number of times where water has come up. He has never had it come up and almost totally surround the house, but the water had come up and was approaching, coming around; curling around on the north side and on the south side. He had water coming in the house from window wells and on the south side, water is up on the side of the house well above the foundation. He had water coming in under the silt plate and on the north side coming in a window well and then the sewers; which he has never had happen in the 21 years they have lived here. He has seen a lot of flooding. He can't tell us the number of times they have had water right up to their foundation (prior to the berm and after the berm). Mr. Petersen can't tell us how many times since the berm has been built that water has come up. You can see the fence that they have built. The fence was totally under water. You could not see the fence this time when it was flooding. That is a four (4) foot fence.

Mr. Petersen advised he does have flood insurance. But when people say they have flood insurance, you do not have a hell of a lot. He is so far off with them as far as damages. He got a bid to just redo the basement and the lower level and it's almost \$35,000.00. The insurance company is offering him \$14,000.00. That is just to repair the dry wall, the furnace, the hot water heater, all those things down there. Flood insurance doesn't cover that. He had to get a lecture from the flood adjuster about FEMA being broke. It's a crock. Flood insurance is great when you hear about it but it really doesn't do didly for the person. Coverage is poor. It doesn't cover any personal property. Even if he had personal property, because of the type of house that he has, which is a split, and the lower level which was all finished with a family room, bedroom, laundry room, bathroom. Because it is not totally above ground level you can't have personal property insurance on anything in that level- lower than the basement. So

personal property coverage that they do offer would be worthless to him. This is the worst one he has seen in the 21 years he has lived here. They had one in 1990 when they first moved in. Mr. Petersen can't tell us the times since building the berms that they have had water up to the foundation. They stand and just watch it approach.

Mr. Petersen has seen times that Indian Creek will rise and yet it's not raining in Leawood at that point. If it starts raining real hard in Olathe, KS, then Indian Creek is going to be coming up. There will be times that Indian Creek can be up above the gates yet it is not raining in Leawood. Or it may be just a slight sprinkle. The situation is already created so that when it does start a heavy rainfall in Leawood, the gates are already down and closed. What happens is between Smiths house and his house and the others, between their houses, it just turns into a river because as soon as we get the heavy rains, the storm system fills up then it's coming right over the top of the curves. It literally turns into a river between the houses until it hits the berm and then it starts backing up. He understands the theory about the gates, but he thinks for his situation, it is not a good situation. Because it does permit water to pool and he means, they become a lake back in there. This time you could see where we almost had water wrapping around the front of the house. This was a major event.

Does not think the berm...some kind of study has to be done to see if there is some kind of different solution. To repeat, he has seen times when the gates have already been closed and it's not raining heavy in Leawood. He has spent more time out there from the Public Works Department because he lives there. He can just walk out there. He can look at it and Indian Creek is already over the gates, which means that our stormwater system isn't going to work. Because as soon as it fills up and you look at how far it's coming over there, it's all moving towards these two gates. Everything in Leawood Estates is moving towards these two gates. We see the continued expansion in Johnson County and in Leawood. Over at Mission Farms where they continue to build. Where does that go? Indian Creek is right beside there. Earlier we were talking about saturation. In a lot of places we have paved over so much of the ground, we do not have anyplace. We have asphalt and concrete all over everything. As Mission Farms expands, that water will run into Indian Creek. Every time something like that is done in Leawood it further exasperates this problem where we live. Water was pooling before and after the berm was built. There have been so many events, he has lost count of how many times it has occurred. This time it is starting a little further north of them.

Don Kelley, 10415 Sagamore, Leawood, KS 66206. Mr. Kelly is new to Leawood. Just bought the house in September and spent the last several months renovating his house. Unfortunately, he still had a lot of stuff in the basement. He had about eighteen (18) inches of water on his back. He has a walk out basement. The insurance adjuster got out with his tape measure and measured his door. It's interesting, he cancelled out both of his policies. He has that \$10,000 rider for all back up sewage because water did back up. But there is an effect called "comingling" where the water is against it and you can walk around it. That's comingling water, so that voids one contract. Oh and by the way, that is not flooding because you have to be on the other side of the berm next to Indian Creek, at least from my flood policy to be covered under standing water, not flooding.

Mr. Kelly advised he does not know how much damage expense he had. He had a finished basement, they had to tear out all the dry wall and tear out all the carpeting and things like that. They are still negotiating. Basically he is still ranting and raving with the insurance company. But just as his neighbor said, they stood there and watched the water coming out of the storm sewer cascading over the berm and it was ongoing from when he checked (around 4:30 am). He noticed the lake in his back yard and started pulling boxes up off the floor and moving them to high ground. It was a mess. He didn't realize when he bought the house, the seller said yes they are on the edge of a flood plain but it just doesn't happen. Surprise, surprise, it does happen. He honestly doesn't know what can be done about it. Like everyone else here, he would certainly like to see a study done on it to see what we can do to alleviate the situation because. He understands the reasoning for the berm. The berm does serve it's purpose as far as channeling Indian Creek. Unfortunately, it does create a lake on our side. At least the home owners behind him do get lake front property for several hours, which is great, if it would just STAY where it was, but unfortunately it just keeps approaching on the property and into the houses. Again. If we added it all up we are talking hundreds of thousands of dollars of damage done. He foresees it as just being exasperating. There is more building going on around us in Leawood. Stanley Kansas, Olathe, Kansas. Everything is expanding and they are putting up more concrete and asphalt. Indian Creek is just not designed to handle that much flood water. Every time it rises and the flood gates shut, we get a lake again.

Sue Moeller, 10501 Sagamore, Leawood, KS 66206. Ms. Moeller got two and a half (2 ½) feet of water in her basement. There has been water almost since she moved in. This was the most.

Bernard Richter, 10505 Sagamore Road, Leawood, KS, 66206 and

Amy Hallin, 10505 Sagamore Road, Leawood, KS, 66206. Mr. Richter gave a brief history. He said they know they live in a flood plain. The house was built in the 1960's. Water saturated their ground. When you're at the bottom of a hill, water saturates. So they have an unfinished basement. Water now comes in depending on the saturation, water will come in as much as four places in their basement. So they are clever and they have a French drain in the front because the ground falls. A French drain in the front, they have a back up valve to keep it from backing up. They have taken out their sliding windows in the foundation and put glass block. They are trying to defend themselves. Years ago, they were told that when all this was built there was the possibility when the next FEMA Flood Map came out that they might be out of the flood plain. Mrs. Richter dreams of a sun room that could be built out the back. He is not going to build in a flood plain. He has told Mrs. Richter if they are ever out of the flood plain, then she gets a sunroom.

Mr. Richter said this time their back up valve worked but they got water coming in from the basement now because of the saturation of the soil. So they are down there bailing and when the water backing up from the berm reached their house they have a stream that comes in on the east side of their house. They were keeping up with it but when the water reached the foundation with the saturation and the pressure of the water, that stream got really wide and rippled. He is for a study. Please do something to keep this water away from the house.

Amy Hallin, advised about 1:45 in the morning she got up and moved her car from the street into the driveway (which is higher ground) because it was almost completely under water out in the street.

Mr. Richter said the people that live at **10515 Sagamore** have a back up valve, they did not have water in their basement. The people at **10519 Sagamore** did not have a back up valve, they have a finished basement, and they had a foot and a half (1 ½) of water in their basement that backed up through their sewer. So these people had backups that are not in the flood plain. If a study could be made and something could be done, he'd be happy.

Horace Duncan, 10509 Sagamore Road, Leawood, KS 66206. Mr. Duncan advised he had water up to the foundation but not touching the house. He did not have the same catastrophic problems that his neighbors did. But he still shares the same concern that they have. There is water that is pooling. He understands that part of the design was for a temporary pooling but when the temporary pooling affects property of the real property then you have a real problem, because the government is not going to help us any at all. Insurance companies definitely are not going to volunteer anything and they need initially something done to prevent the water getting to the foundation. Later we could work towards trying to have as little pooling as possible. He knows it is unrealistic to not having any especially with the design that you have but it gives us some type of relief. This is what myself and the neighbors would like to see and the purpose of our reason why we are here today. If what you have to do to get the process started is to have someone come in and do a problem analysis of exactly what is happening, and if it is going to continue to occur. If this is an anomaly-something that is only going to happen and we won't be living the next time it happens, then maybe you don't have a problem. But I would like at least for you to investigate if that possibility...what are the chances of that possibility or something like this reoccurring. Prevent with the intention that we will not suffer the consequences of overbuilding.

Mr. Duncan submitted a map and pictures from the neighbor's back yard and his. In one picture, he is standing in his back yard after the water is going down. This picture was a couple of years ago actually (3 years ago) after the berm was built. So the problem has not gotten worse. Well, it has gotten worse. Three years ago it was this, now it's almost up to the foundation. In June, we had much worse than his pictures. If this is the worst case scenario, than it is the worst case scenario but look, we have to suffer. Nobody is offering up any cash. Somebody's got to come up with a financial budget-capital budgets to pay for this. This Committee is here, I know that you can do something to help us. So that is what we are here for to get the process started. Let us know what we need to do in order to go to the next step if there even is a next step.

Mr. Duncan also advised the Domenic Poretta Residence at **10428 Sagamore**, had to replace a \$500 AC system and a lot of clothes that he had in his basement. A note that was left said "the first time in 44 years we ever had a foot of water in the basement". He also had to buy a new dryer along with the AC system and personal property.

Resident Jackie Smith also advised her neighbor, Rich Boren at 10429 Sagamore was not able to come but he also is getting a lot of water.

Mark Brummel, 10330 State Line Road, Leawood, KS 66206. Mr. Brummel advised twelve (12) out of fourteen businesses (14) were flooded. A.B. May did not get water and the State Line Veterinarian did not get water. Everybody else got water. (They are in the 100 year flood plain).

Mr. Brummel said he had anywhere from four (4) to eight (8) inches depending on the location. He is one foot into the floodplain. If he was up to the height of Gates Restaurant, he would not have gotten any water. He went back and checked with previous owners and they have never taken water in that location. And he could trace that back to 1978. Evidently it looks like no one knows where this water came from, whether it comes out of the James Creek or Indian Creek. So it looks like we have two problems here. Being in this 103rd Industrial Park area, we have fourteen businesses and twelve had water. His damage to his internal part of the building, is in excess of \$100,000. He has the same issue with the national flood program as the residents do. No contents covered, so inventory, things like that, no coverage at all. It's water damage, mud damage. He is wondering what effect the raise in the flood plain of Mission Farms has done to us since we had no water in there for 40 years. We know that the flood plain was raised anywhere from three (3) to five (5) feet for major development over there. Which he assumes cascades the water in his direction.

Joe Johnson-advised the development on the Leawood side there, they have detention. They have a lake behind the office building that captures the majority of the water. The work that was done recently, was just to widen Indian Creek. All that did was just drop the flood level down through that area. Without adding any more water to it. That is not to say that when they develop the piece in Overland Park, it will generate additional runoff from the site. Indian Creek drains to 58 square miles as it enters Leawood. Indian Creek extends all the way into Olathe. When a flood study is done the location of the development plays a lot into the affect it has on peak flows and the peak flood. So when you look at a development in this case is in your back yard, yes development increases the amount of runoff but depending on the location, does that new development add to the 100 year flood elevations? And make the peak worse? In this case the answer is no because it is so far downstream from the top of the watershed that its peak runoff will pass and be gone before the peak flood of Indian Creek arrives at State Line. So when you look at it, yes, any development within the watershed increases runoff. The flood is dependent on the location of the development. In this case, like I said it being so close to State Line Road, it's peak runoff from that site gets into Indian Creek and past State Line before the peak flood of Indian Creek gets to State Line. So they don't line up on top of each other or match, making the peak flood worse. Now does Indian Creek rise any higher during it's normal flow? Yes.

Mark Brummel-That sounds convenient, but we didn't have water before before that. When the Mission Farms area was a horse field.

Joe Johnson-That's the reality of it.

Chair Rawlings-I don't think we should pick on one particular area, because we do not know that and can debate that all day long. In order to keep this thing moving so we can have discussion, it is not appropriate to pick on one location when none of us know that's the case. They have a water retention pond there. And water flows downhill. We have a 58 square mile issue here.

Committee Member Kahl-posed a question to the residents. You've asked for a flood study to be done and a flood study was done when the berm project was put in. So that area has already been studied once. Did they get the solution right? Apparently not. But the area has been studied, so they know where the water comes from and they know generally how much water is coming, they just don't have a way to fix it.

He has a question he wants to propose back to all of you. Some of the comments of flooding had to do with sewer back up. We don't have any influence over that, that is the Wastewater District and you can talk to them about what kinds of things you can do to address those issue because the City doesn't own the sewer. We do have a representative here today from Jo. Co. Wastewater and we can get to that.

We are a committee that advises the City Council, not the Wastewater District, but to those of you that got water in from overland flow, his question is, (I'm a stormwater engineer myself) and the problem is you sit low. When it floods, the water gets higher than the elevation of your property and unfortunately there is not really a convenient solution or fix. In fact, there may not be a physical fix other than removal of your property.

So his question is: Is anyone here interested in a buyout?

He is not suggesting the City is willing to do one or sponsor one, but he wants to know if that is what you would like to see done or are you looking for an engineering solution that might fix the problem?

[Some of the residents raised their hands, signaling a "YES" response when asked this question].

Bernard Richter-The first part of your statement there that a stormwater study was done; was that prior to the building of the berm?

Committee Member John Kahl-In conjunction with the building of the berm.

Bernard Richter-So I think our point is could that study be reviewed again? Because we do not think the berm is working properly if water is coming in our houses. Could whoever did that study review it? Because the effects are not what you planned I hope. The effect of the study is not what we should be getting. So all he is asking is could it be reviewed?

Committee Member John Kahl-So in seeing those that raised their hands, we are seeing a possibility of some people considering a buyout.

Bernard Richter-Did not agree to considering a buy out.

Committee Member John Kahl-Is concerned because they only put berms with flap gats on them in a last case scenario. When there is just absolutely nothing else they can do. That is not normally a flood protection scheme that they like to employ. It is usually only a scheme that is employed in a last resort when there is no other option. So if that is not going to work, then maybe we are looking at a buyout situation in this area. That may be the only way to fix the situation, is to remove the structures from the property.

Sue Moeller-How do we sell these properties? What are my options? She is in ill health and you can smell the moisture. What are her options. A buy out sounds good.

Committee Member John Kahl-Is not volunteering the City to do a buy out and does not know...but when you are asking for solutions and you are not prepared to look at that kind of an option and consider it, then there may not be a fix and that is why he proposed the question.

Bernard Richter-This is by far the worst we have had. About eight to ten years ago when the new sewer and the study was done and the berm was done, we were all assured that this situation had been taken care of (the rain). More recently, earlier this year Mr. Richter was notified by the insurance company and by FEMA that he no longer needed flood insurance because the studies that had been done, they could drop the flood insurance. And now, this is the situation. This situation was created over time, not by us, but by maybe construction, by more water in Indian Creek, by all the tributaries around the area. And the building out south. We didn't have this problem. And now what you are saying is the ultimate long term, we may have to be bought out. That doesn't seem like a very good solution to me personally.

Committee Member John Kahl-Is just advising that if you are in the flood plain and they built a berm to fix you and the berm is not going to work, than the only optional solution is ...

Bernard Richter-But that was never the case 25 years ago.

Committee Member John Kahl-So we're going to remove Olathe and Overland Park? We can't do that.

Bernard Richter-No, a way to move the water.

Comment from the crowd ..."water will go where you put it"

Chair Rawlings-Addressing an order of hands going up.

Committee Member Debra Filla-As she understands it (she has gone through a lot of education being on the Stormwater Committee and can relate to the residents in terms of what she has learned). Starting back if you want to look at the natural topology, Kansas was 90% prairie grass with long 2 foot root systems that would permeate the clay surface. And we replaced it with pervious surfaces, turf grass and there is no root system. So if you want to go back to every time someone "paved over paradise". Right? Up-high ground is good. Everything flows downhill. While you guys are all focused on who is your up-hill, you are somebody's up-hill. You cause flooding because we actually flow to others in Brush Creek.

When the flooding happened several years ago, guess who's houses contributed to their flooding and they didn't do anything about it. So the fact of the matter is you can't just say, well I'm going to look at whatever is upstream and I'm not going to pay attention to the fact that I put in a pool or a circle driveway and all this housing development and it impacts somebody downstream from me.

Committee Member Debra Filla has talked with residents where all somebody does is re-grade the land/lot next to them and all of a sudden their garage is flooded. Water is an amazingly tricky thing. It's always going to run down hill. To me sometimes the analogy is that- just because you are in like San Francisco and you designed your home so that it is to earthquake standards and then after the earthquake comes and your house is demolished and you want to go and find, who is going to fix that

because the earthquake got it...what I am saying is sometimes Mother Nature wins. Pure and simple. We have to remember that and you can't always design for a hurricane. Ask Noah. You just at some point in time have to recognize. When is it that Mother Nature won? Is it an anomaly? The question rightly asked. Is it an anomaly that this happened? Or is this going to be low ground that is going to be a problem beyond? We aren't going to build Hoover Dam there to protect 6 homes and a few businesses or whatever. At some point in time, we say, hey, you are in a lake. So don't build there anymore.

You are right, you didn't build the upstream and the people down-stream from you didn't. We used to be in prairie land. You want to solve the problem, let's all plant prairie grass and go back to 90% and maybe we wouldn't have all of this flooding that we talk about. Well that isn't going to happen. I just give you that background, because that was illuminating for me when we talked to the Blue River Watershed Association. People do not understand and I certainly didn't. Where does all this water come from?

The bottom line is water will seek its lowest point and you got more water coming in and less surface to absorb it. And you are put downstream and people are coming in upstream. And how do you measure that? How do you contain that? How do you make each person responsible for capturing the water of their driveway or their circle driveway they just put in?

Polly Wolbach, 8505 Lee Boulevard, Leawood, KS 66206. Feels like an army of one. She is not part of Leawood Estates, and resides further north off of Lee Boulevard. The creek (no one knows the name of it) runs in front of her house and she used to have a really attractive stone bridge that runs over the creek which is part of her driveway.

Committee Member Debra Filla-Explained that Ms. Wolbach is on Lee Boulevard and actually goes across this bridge on her driveway to get to her house.

Polly Wolbach-Advised she has very good insurance and yet the bridge was not covered at all. She shares a driveway with her neighbors and they are unwilling to pay for half the cost of the bridge. So she has taken it all on herself. She had damage to her house with 18 inches of water in the lower level. She has an estimate of damages of \$36,000. Ms. Wolbach said she had just under \$8,000 for the bridge repair. It has been a disaster, her house is on the market and the For-Sale sign was under water. Her water in the house is from the back up of the sanitary sewer system. She has 2 sump pumps in the basement, but they could not handle the flow of water. The water came in through the drains.

Joe Johnson-when asked about the property lines on the map, Joe advised all the bridges are privately owned. All the homes that you see along Lee Boulevard where the channel is, the property owners own the creek. Do you have ownership of the creek? No one has ownership of the creek, unless it was dedicated in a separate easement that conveyed ownership or maintenance. But it's your property that the water flows through. There just happens to be a channel. There is no easement or a dedication that conveys ownership or maintenance responsibility to another entity. It is their property.

Horace Duncan-[In summary for the resident group] wants to make sure that we do not miss the residents intention was here today. We do realize there are two different problems. We have a stormwater problem which is from natural water coming from the creek or water landing on our properties and neighborhood and draining down. This is stormwater, so that is why we are here today to talk about stormwater and not necessarily sewage water. That is a whole different group. We have brought people that have those issues because the stormwater could have contributed to that. We don't know that. And we do not have the research to find out that. We do not know. Mr. Duncan wants to make sure that we submit that to the records, that they are not suggesting that it is that, but they want someone to find out.

Now on the study that was done, that is eight (8) years plus old. He does not know if there has been another study since then all he is saying is, water got to the house. Initially all they want is to protect their investment. They do not want to spend another \$25,000 or \$15,000 or \$10,000 each person. That is coming straight from our budgets. Everyone is struggling. We do not want just to have...Yes, we contribute somewhere else, that is true. And all we are asking is an equitable resolution. If it comes to it and you have to buy it out, that's just part of the thing. That's equitable. You can find some value there. But that is not what we would like. We have time invested, we have money invested, we like the people that we live around. It's hard to reassemble that. But you have to make the best decision for the stormwater folks and how we affect people downstream too.

Mr. Duncan wants to make sure that when we walk away you understand and as representing the neighborhood, and the neighbors here that were affected, is- we just want water out of the houses. That's it. Initially. If you could do something else. He understands like when you would take a native ground that absorbs the water and you replace it with something that is permeable that does not allow water to penetrate it. We have to be willing to allow some water to stay in that back yard if we can help resolve the problem. That is giving and taking. We understand that. But we want to at least be protected and have something available that would, if the water did come up to the houses or enough water. Is there some other solution? That is all we are asking for initially.

Let us know because when he purchased his house he was told this was a mistake. It was a mistake that they were put in the flood zone. Or he wouldn't have bought the house. He was also told when they put the berm in that they were going to remove him from the flood zone. That didn't happen either. He would have sold the house in between then. He has made financial decisions based on information that was given. Now that as things are unfolding and the information that was given him is not necessarily true, he's still willing to live here. But tell him the truth. Don't mislead me. Don't mislead the neighbors. They are human and they have to make financial decisions that are adequate for them. So if you can do whatever you can do, that is all they are asking. Re-visit the situation. That's the bottom line then they can handle the sewage part.

Chair Jim Rawlings-Thank you everyone for your explanations and pictures. Thinks everyone here on the committee has a good idea of the problem and he appreciates what has been said in the comments from all. Chair Rawlings introduced Mr. Aaron Witt, who works out of the Nelson Plant, Mission, Kansas location.

Aaron Witt of Johnson County Wastewater-Mr. Witt advised he knows it is a combinations of problems. The sanitary sewer is designed just to carry the sanitary sewage. It is not part of the stormwater system. Now in Kansas City, MO you will find that that system is designed to carry both. Having said that, they do design sewers so that they can as they age some and ground water comes up and sometimes it does take on some water when these storm events happen. Most of our system is designed for a ten (10) year design storm. Johnson County took over the system in 1999 from the City of Leawood and have been investing in the system and trying to do some upgrades. Right now Johnson County is finishing a study that should be done by the end of the year. The County is looking at the large diameter sewers, trying to evaluate their capacity and see where we are at and what can we do, looking to see if they can we remove some of the eyesores where we are allowing some of this in and maximize line capacity. Mr. Witt asked residents with sewer back-ups; and it sounds like some are getting back up through their drains. Mr. Witt advised the County does have a back-up prevention program. Mr. Witt requested residents go to the County's web site at www.jcw.org or to visit with him after the meeting. The program allows people to go in and fill out a questionnaire and they will come out for a site visit. If approved, residents will work with plumbers to obtain bids. The bids are then sent in to their coordinator who will look at them and approve you for a specific amount. Normally a back-water valve is installed. The Waste Water District will work with you and if approved, pay for the installation of the back-water valve. It is not 100% fail proof, but it sure can help. Many plumbers in the area have gone through the program and they are familiar with it. Each house is different, so it does need a submittal first for review. Normally, the lower bid amount is what is approved.

Committee Member Carol Lechevin proposed that the Leawood Web site also include this county link on the City's web site to inform residents of this option.

Comments from the residents-that many people are not computer literate. It would be helpful if a newsletter from the City went out with information. Some people are not familiar with this program or the City's web site (www.leawood.org).

David Ley-Also advised that maybe the Johnson County Wastewater, who has this program; could add it to their monthly billing mail that goes to consumers.

Aaron Witt-did say that this occurrence may have been like this because the ground was so saturated and the storms were back-to-back. As far as flow rate, he does want to go back and take a look and see if their models would show if they sealed okay and if all and see what is contributing to the load.

When the manhole sewers overflow and the lids pop off, the issues during this combined sewer/rainwater overflows into the yards. Mr. Witt recommends if you see an overflow occurring, call Johnson County Wastewater Dept. The number is on the web site, or on the bill and it is a 24 hour

number (913-715-8600 Main number). Johnson County responded to 102 different calls during this event. Crews come out and pop the lids and advise if there is high flow in the system or if not and what is going on with the house can also be checked out.

Mr. Witt strongly encourages calls to the dept so they can check it out. Wastewater does have a report they make to the State to determine if a clean-up is needed. The area would not be any different than the run-off that is going through a stream; and he would not let his children play in a stream after a rain regardless of sanitary mixture/pet waste/fertilizer or not.

Committee Member Carole Lechevin proposed that someone find out what the issues were with the flooding that happened in Merriam, Kansas where they did have a buy-out. Was that a partnership with FEMA or straight City funds? She would like to find out the process or know more information about it or how it may occur.

Committee Member John Kahl advised it was through Johnson County.

Joe Johnson Currently buy-outs are not Council Policy and that would need a recommendation to Council as to whether they want to consider that option or not. If that occurs, the City would make an application to Johnson County, listing the reasons and the times the homes flooded, if it was sewer back up and where the water comes into the home. That is a process that is laid out through the Johnson County Program. They score it and if it scores high enough it can become an eligible project. That is all up to the City Council. If it is a stormwater project and if it is deemed necessary the Council could say they are going to go forward with a project and condemn easements and build a project. Payment would be a 75/25 split on approved projects. (The City pays the 25%).

Action: Committee Member Deb Filla made a Motion for Staff to return to the Committee at the next regularly scheduled meeting; a summary of estimated costs for different discussed possible solutions/options to the flooding concerns.

- Estimate the cost of hiring a consultant to study and review the situation for a possible pump installation.
- Estimate the cost to install a pump to pump water back over the levy.
- Estimate cost of a buy-out if that was an option.
- Other alternatives

Committee Member John Kahl seconded the Motion.

All remaining members were in favor; Member Weinberg had left the meeting prior to the motion. Motion passed with the remaining members present.

Topic of Discussion: UPDATE ON STORMSEWER SOUTH OF 91ST STREET.

Action: No Action. Information only from staff. Committee Member Deb Filla suggested more stormwater education be made such as a "Stormwater for Dummies". Member Filla would like information available at the homes association meetings and on the web site.

Meeting was adjourned at 9:45AM

Julie Stasi, Administrative Services Manager, LEAWOOD PUBLIC WORKS DEPARTMENT

ATTACHMENTS (PHOTOS, LETTERS FROM RESIDENTS, 2 MAPS FROM OFFICE) OLYMPUS RECORDINGS DS300106; 107; 108

TO: Stormwater Management Committee
Leawood, KS
Wednesday, July 28, 2010

RE: Water Damage Related to Storm on June 16th, 2010
Harry A. and Martha B. Peel
10500 Sagamore Rd.
Leawood, KS 66206

In the early morning hours of June 14th, our son informed us that water was rising in our basement and was currently above the bottom step. Apparently our sump pump was unable to handle the level of water that was rising from the drain in the basement floor. This was both storm water and sewage backup coming up from the drain.

By the time was storm was past, we had an excess of 10 inches of water in our basement. We were unable to handle the cleanup on our own – the basement is full size and used for storage. We hired a contractor to pump out the water and to take the damaged furniture and other stored items out of the basement. It took 4 men and 3 truck loads to get rid of the damaged items. This was a very big expense for us.

Added to this was the replacement of a hot water heater and the control panel for the furnace due to the water damage. We are still waiting to see if the motor was also damaged.

None of this is damage was covered by insurance. Our replacement and labor costs have been very high. We are asking that you please look into why the sewer backed up and what can be done to prevent this from happening in the future.

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TO: STORMWATER MANAGEMENT COMMITTEE
LEAWOOD, KANSAS
MEETING – WEDNESDAY, JULY 28, 2010

FROM: BILL & JACKIE SMITH
10425 SAGAMORE ROAD, LEAWOOD, KANSAS 66206
913-381-2540

SUBJECT: WATER PROBLEMS

During the week of June 6 through June 13, water covered our back yard on three different occasions after heavy rains, when runoff water collected in front of the berm.

On the morning of June 14, we awoke at 5:30 am to a back yard full of water. Our swimming pool and patio were under water. Water covered our pool equipment on the right side of our yard, and covered the left side of our yard up to the driveway. Fortunately, that water did not come up high enough to enter our basement through the window wells.



Water problems, Smith – 10425 Sagamore Rd.

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We had 2½ feet of water in our basement, which came in through floor drains. The water drained out by about noon that day. We called a contractor who removed the carpet and sheetrock and many other damaged items, and sanitized the floor. We had to replace the furnace, hot water heater, dehumidifier, treadmill and several other costly items. We also discarded several pieces of furniture and about 30 books.



We had 6 fans and 4 dehumidifiers running for about three weeks, 24 hours a day to dry out the basement. We do have flood insurance, but it appears that the amount they paid will cover only about 75% of the expense of replacing the flooring and drywall, and replacement value of the items that were discarded. We expect the total damage to be approximately \$20,000 to \$25,000.

The swimming pool had to be drained, cleaned, and a leak patched (caused by the extra weight of the water ripping a hole in the liner.) The pool is not covered by insurance (no insurance is available).

These are the two main issues:

1. Water backing up in front of the berm. Since the berm was put in, our yard has been flooded many times, considerably more than before.

2. Floor drains not able to handle runoff adequately. Since June 14, there have been two additional incidents with water coming into the basement from floor drains:

Sunday, July 10, after heavy rain

Saturday, July 24, after heavy rain

Water problems, Smith – 10425 Sagamore Rd.

July 28, 2010

TO: Stormwater Management Committee
FROM: Alan & Marcia Petersen
10421 Sagamore Road
Leawood, KS 66206
RE: Water Problems

On June 14, 2010, we were awakened by a loud and severe thunderstorm, my wife had gotten out of bed and as soon as she left our bedroom she heard a noise that she was not familiar with. Marcia called to me and as soon as I went into the hallway I knew it was the sound of water coming into our basement.

When I went down into the basement there was already approximately 18" inches of water and rising, at the highest point we had approximately 4 feet of water in the basement which meant there was approximately 1 foot of water in the lower level.

After discovering what was in the basement I went outside to find water on three sides of my house and it was closed to wrapping around the front, which we have never been close to in the 21 years we have lived in this house.

Fortunately our sump pump worked overtime, when the water receded it was able to finish emptying out our basement.

We spent the balance of that week removing our personal property from the basement and lower level.

The most serious problem is water that gets trapped by the berm backing up until it reaches our house; we then have water leaking over the sill plate and in a window on the north side of the house.

Overloaded storm drains due to the design of the system; it is causing a problem that also causes water to enter our homes from other locations.

TO: STORMWATER MANAGEMENT COMMITTEE
LEAWOOD, KANSAS

FROM: DON KELLY AND NANCY FROHWERK
10415 SAGAMORE ROAD, LEAWOOD, KANSAS

SUBJECT: WATER PROBLEMS

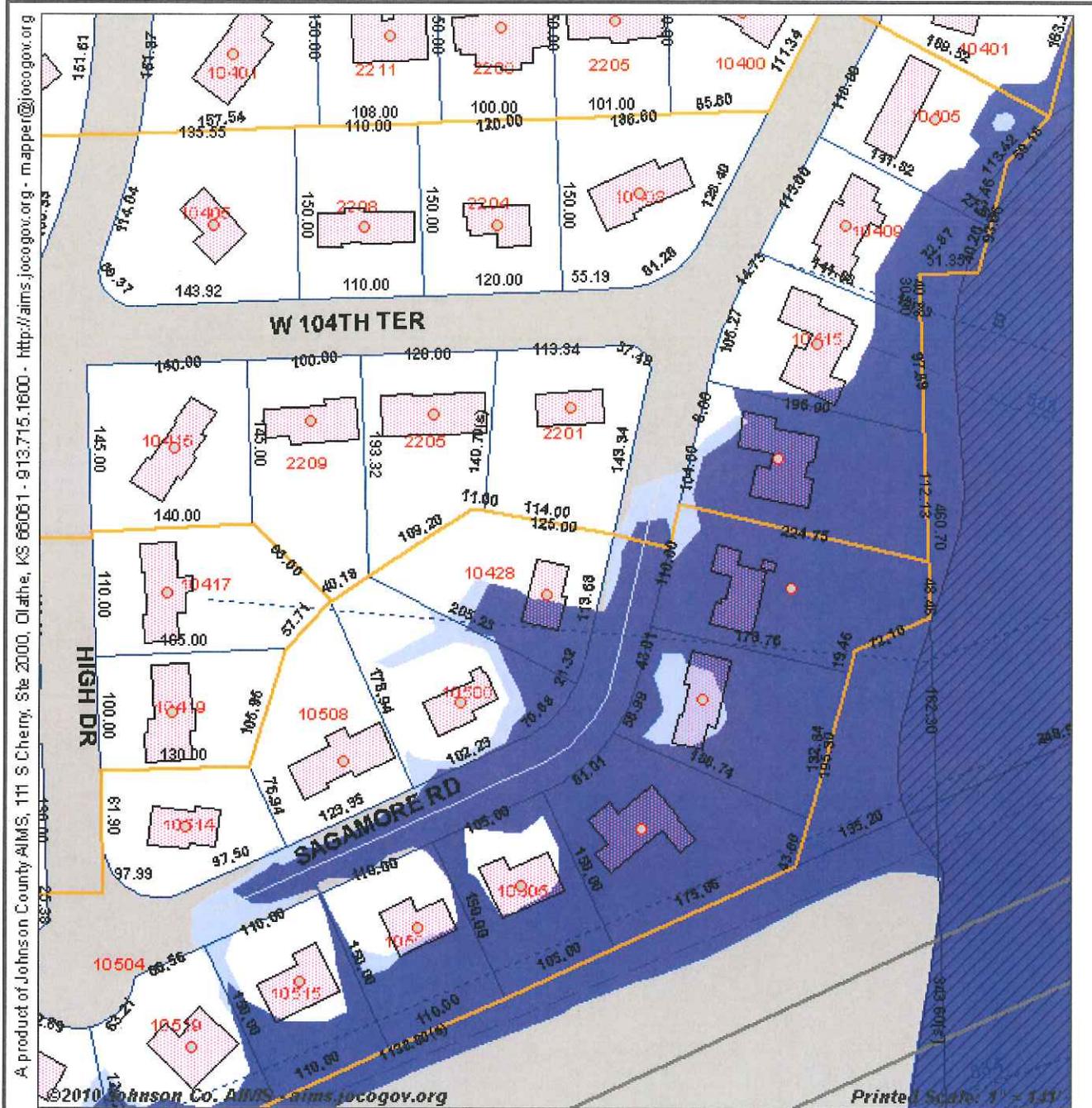
On the morning of June 14th, at approximately 4:30 am, I decided I had better check on the condition of my house and see if there was any water collecting in my yard or my house. Having just moved in to the house in April, I was unsure as to what to expect. Upon looking into my back yard, which faces east, the entire area was covered with water. I quickly ran to the basement to assess the situation. At that time, I had three to four inches of standing water throughout the basement, and the water was continuing to rise. I have a walk out basement, and the water level outside the basement door was approximately 18 inches. This water was pushing against the door and pouring in around the area between the door and the door jamb.

For the next three hours Nancy and I frantically tried to remove what possessions we could from the basement floor and get them above water level. I have a finished basement, and much of the boxes of possessions from our move in April had yet to be unpacked.

When the sky started to lighten, I went outside to see if any additional damage had occurred and to try to determine just where all of this water was coming from. Evidently, the water level on the east side of the berm in the back of my yard was above the level of the storm sewer outlets that empty into the area on that east side of the berm. This caused the storm water to back up out into the street, and over the curb, then running between my house and the neighbor's house. Water seeks it's own level, and with nowhere else to go, the accumulated water formed a lake in the back yards of the southeast corner of the neighborhood.

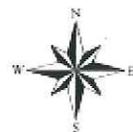
We're still dealing with the aftermath of the flooding. The water destroyed the carpet and drywall in the finished basement, as well as the many possessions that were inundated by the water.

We have photographs of the water damage on our computer, and if you will supply me with an email address, I will be happy to forward these images to you if they will be of any assistance.



AIMS Map

AIMS Map:
L10

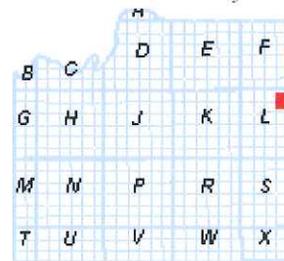


Legend

- | | | | |
|----------------------|---------------|-------------|----------------------|
| Parcels: | Platted | Unplatted | Common Interest |
| Parcels: | 3-D Parcel | Road/R-O-W | |
| Parcel Lines: | Lot Line | Plat Perim. | Section Line |
| Structures: | Building | Courtyard | Fence/Retaining Wall |
| | Address Point | | |

2009 DFIRM - Flood Zones:

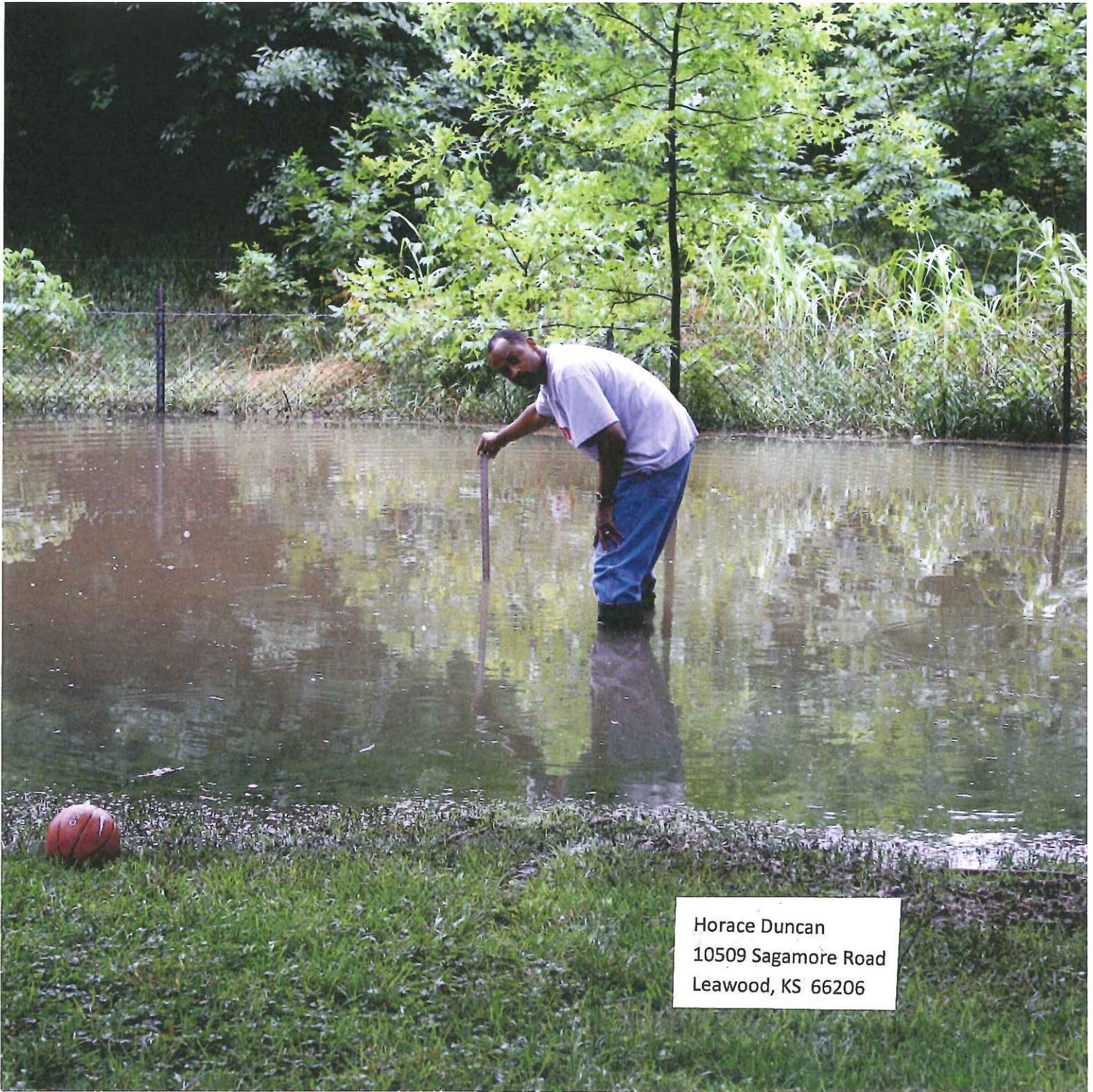
- Floodway
- Base flood elevations determined. 1% annual chance flood (100-year flood).
- Areas of 1% annual chance flood based on future conditions hydrology. No base flood elevations determined.



AIMS Map: L10 is understood that while, the AIMS participating agencies and information suppliers have no representation of any kind, including but not limited to, warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied with respect to the information, data, or service furnished herein. 7/25/2010

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(Handout from Horace Duncan)



Horace Duncan
10509 Sagamore Road
Leawood, KS 66206



10505 Sagamore Road
Leawood, KS 66206



10501 Sagamore Road
Leawood, KS 66206



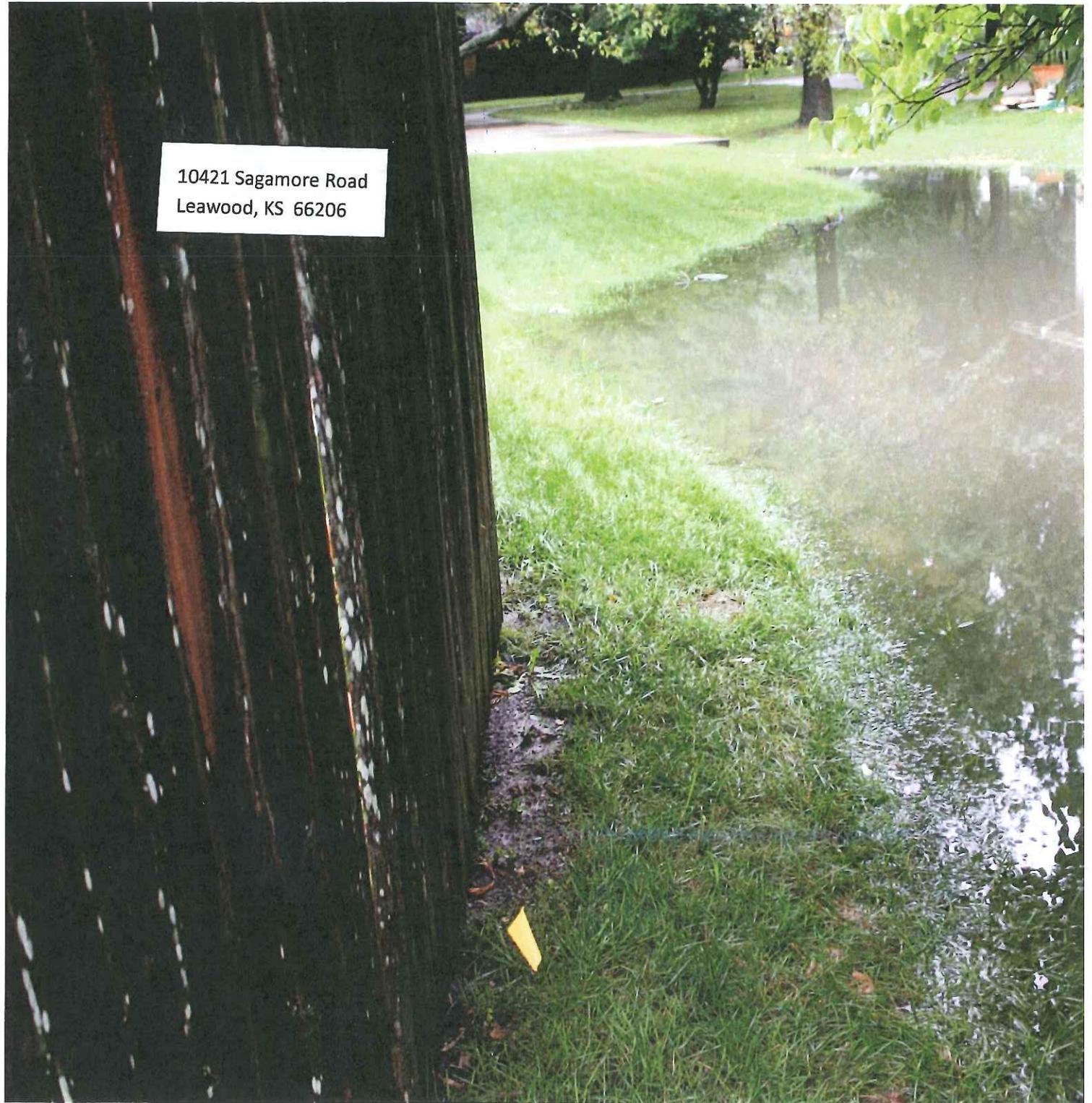
10501 Sagamore Road
Leawood, KS 66206

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10421 Sagamore Road
Leawood, KS 66206



10421 Sagamore Road
Leawood, KS 66206





10421 Sagamore Road
Leawood, KS 66206

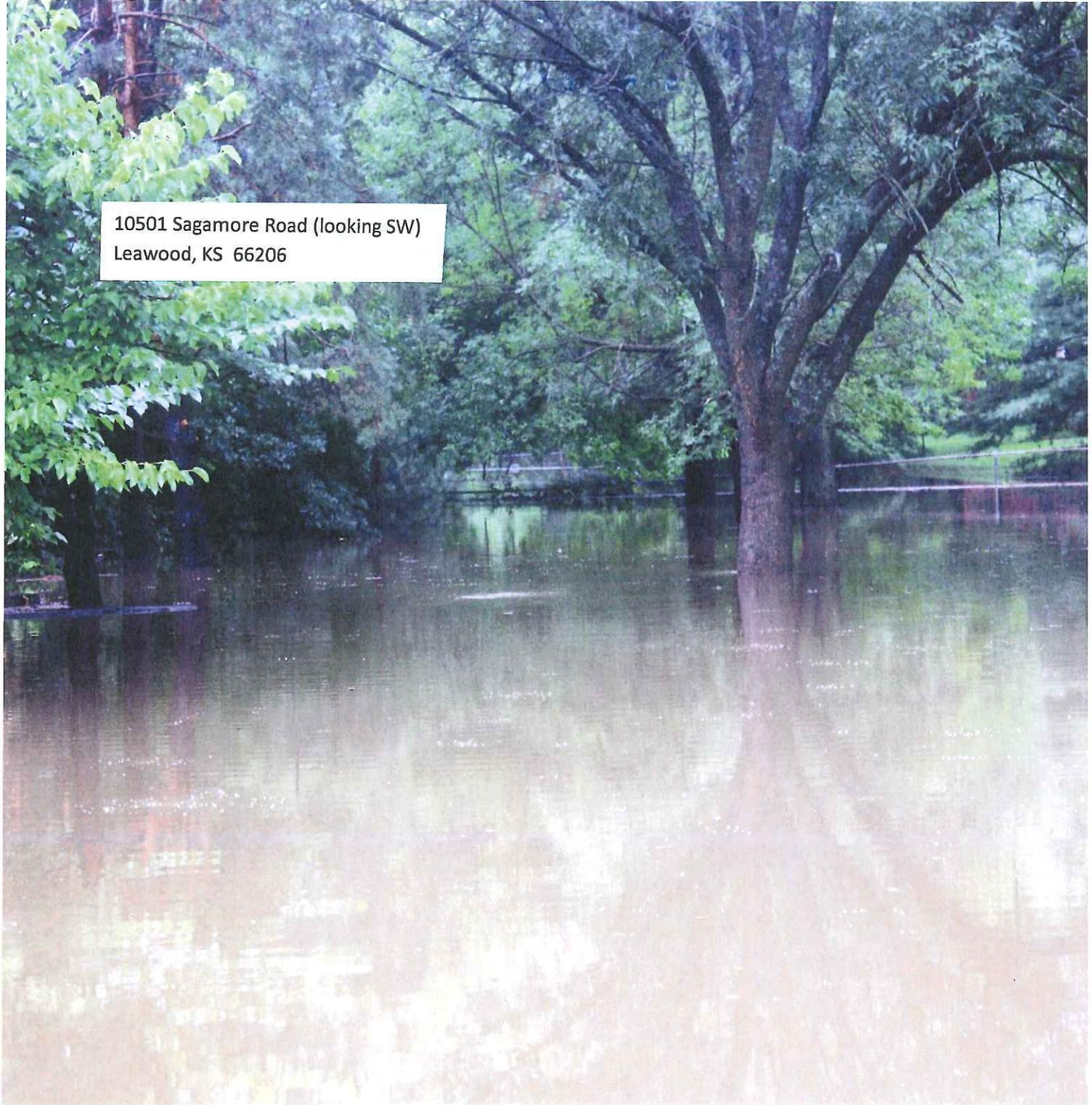
10505-09 Sagamore Road
Leawood, KS 66206





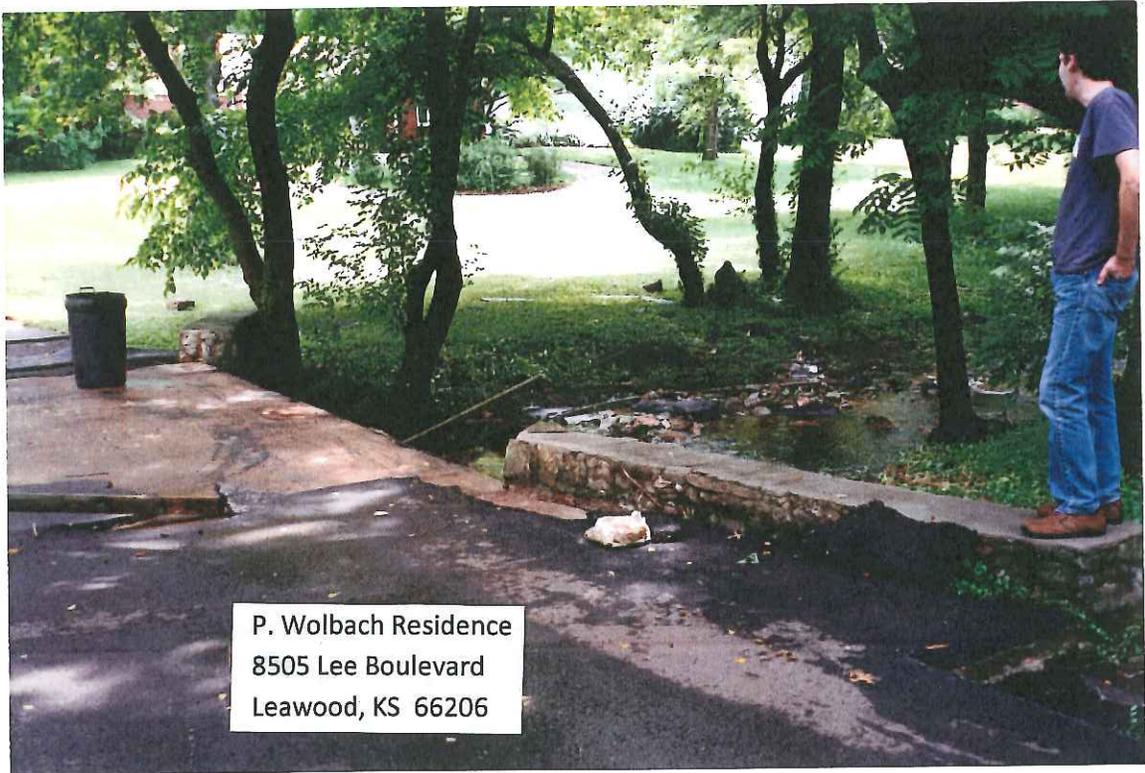
10429 Sagamore Road
Leawood, KS 66206
Backyard-Bolen Residence

10501 Sagamore Road (looking SW)
Leawood, KS 66206





10505 Sagamore Road
Leawood, KS 66206





P. Wolbach Residence
8505 Lee Boulevard
Leawood, KS 66206



P. Wolbach Residence
8505 Lee Boulevard
Leawood, KS 66206



P. Wolbach Residence
8505 Lee Boulevard
Leawood, KS 66206



P. Wolbach Residence
8505 Lee Boulevard
Leawood, KS 66206



P. Wolbach Residence
8505 Lee Boulevard
Leawood, KS 66206



P. Wolbach Residence
8505 Lee Boulevard
Leawood, KS 66206

POLLY WOLBACH
8505 LEE BLVD.
LEAWOOD, Kansas 66205

I suffered much damage after the rains on June 13th and 14th. I have included pictures of the destruction of my bridge. Also, major damage was incurred in two finished rooms in my lower level. All the furniture, my computer, printer, big screen TV and all my personal and financial papers were destroyed.

I have enclosed copy from The City of Leawood stating that I was not in a floodplain.

I share a driveway with my neighbors and they are unable (or unwilling) to pay for half of the cost of reconstruction of the bridge. I have paid all the expenses in full.

The total cost for the bridge was \$7975.00 receipts included.

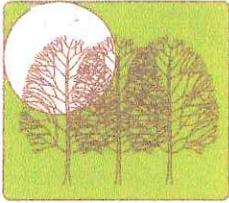
Included is a letter from my insurance company regarding the bridge.

Every time it rains I am fearful of additional damages.

Than you for tacking the time to read and address this issue.

Sincerely,

Polly Wolbach
(913)901-8877



City of Leawood

4800 Town Center Drive • Leawood, Kansas 66211 • (913) 339-6700
(913) 339-6781 Fax
(913) 339-6225 TDD

September 18, 2009

To: Leawood Property Owner:

**RE: NEW FEDERAL FLOODPLAIN MAPS
PROPERTY NOT IN THE FEDERAL FLOODPLAIN**

Dear Property Owner,

As many of you may be aware, new floodplain maps have been sent to communities which became effective August 3, 2009. As part of revising the floodplain maps, many cities in Johnson County worked with FEMA to identify properties not in the floodplain.

These properties are located near a floodplain, but are not in the floodplain. Due to the scale of the floodplain maps it is difficult to determine if the home is in or out of the floodplain. The City, in working with Johnson County identified as many of those properties as possible. The City of Leawood submitted information to FEMA in the form of a Letter of Map Amendment (LOMA) showing those properties not located in the 100-year floodplain.

→ Enclosed is a letter from FEMA and a listing of those homes in Leawood that are not in the floodplain, but located in what is called Zone X. Zone X represents property located outside of the regulatory 100-year floodplain. The information is being sent so that you will have a record of your home being outside the regulatory floodplain. This information can be used to show your lending institution the home is not located in the regulatory 100-year floodplain.

If you have any questions you may contact me at (913) 339-6700, ext. 131.

Sincerely,

Joe C. Johnson, P.E.
Director of Public Works

enclosure

Cc: David Ley, P.E., City Engineer
Floodplain File
PW Book

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Property Identifier	Lot	Block	Address	Map Panel	Zone
14512 MISSION RD			14512 MISSION RD	20091C0099G	X
Brittany Woods 2nd Plat	29	3	15332 ROSEWOOD ST	20091C0099G	X
Leawood Mission Valley 1st Plat	7	3	15244 SHERWOOD ST	20091C0099G	X
Leawood Mission Valley 1st Plat	8	3	15248 SHERWOOD ST	20091C0099G	X
Leawood Mission Valley 1st Plat	12	3	15292 SHERWOOD ST	20091C0099G	X
Leawood Mission Valley 1st Plat	13	3	15296 SHERWOOD ST	20091C0099G	X
Leawood Mission Valley 1st Plat	14	3	15300 SHERWOOD ST	20091C0099G	X
Mission Reserve 2nd Plat	23		15151 CATALINA ST	20091C0099G	X
Steeplechase 2nd Plat	149		14706 MOHAWK RD	20091C0099G	X
Steeplechase 2nd Plat	150		14702 MOHAWK RD	20091C0099G	X
The Reserve at Ironhorse	2	1	3705 IRONHORSE CT	20091C0099G	X
The Reserve at Ironhorse	30	1	3109 IRONHORSE CT	20091C0100G	X
The Village at Ironhorse	22		15248 LINDEN ST	20091C0099G	X
The Village at Ironhorse	23		15249 LINDEN ST	20091C0099G	X
The Village at Ironhorse	24		15245 LINDEN ST	20091C0099G	X
Village of Camden Woods 68 Plat Unit 133			14310 MANOR CT	20091C0100G	X
Village of Camden Woods 57 Plat Unit 134			14306 MANOR CT	20091C0100G	X
Mission Reserve	13		15152 BUENA VISTA ST	20091C0099G	X
Mission Reserve	12		15153 BUENA VISTA ST	20091C0099G	X
Leawood (Lots 198 - 248)	205		8432 HIGH DR	20091C0040G	X
Leawood (Lots 198 - 248)	208		8420 HIGH DR	20091C0040G	X
Leawood (Lots 198 - 248)	209&210		8415 HIGH DR	20091C0040G	X
Leawood (Lots 198 - 248)	213		8427 HIGH DR	20091C0040G	X
Leawood (Lots 198 - 248)	219		2319 W 85TH TER	20091C0040G	X
Leawood (Lots 198 - 248)	221		2325 W 85TH TER	20091C0040G	X
Leawood (Lots 198 - 248)	222		8505 LEE BLVD	20091C0040G	X
Leawood (Lots 185A - 187A, 311-360)	356		8608 MEADOW LN	20091C0040G	X
Leawood (Lots 185A - 187A, 311-360)	360		8616 MEADOW LN	20091C0040G	X
Leawood (Lots 361 - 368)	364		2400 W 86TH TER	20091C0040G	X
Leawood (Lots 361 - 368)	365		2401 W 86TH TER	20091C0040G	X
Leawood (Lots 361 - 368)	367		2407 W 86TH TER	20091C0040G	X
Leawood (Lots 369 - 407)	373		8715 HIGH DR	20091C0040G	X
Leawood (Lots 369 - 407)	374		8719 HIGH DR	20091C0040G	X
Leawood (Lots 369 - 407)	376		8727 HIGH DR	20091C0040G	X
Leawood (Lots 770 - 781)	779		8302 CHEROKEE LN	20091C0040G	X
Leawood (Lots 822 - 842)	842		2809 W 86TH ST	20091C0040G	X
Leawood (Lots 822 - 842)	836		8516 CHEROKEE LN	20091C0040G	X
Leawood (Lots 822 - 842)	837		8512 CHEROKEE LN	20091C0040G	X
Leawood (Lots 979 - 1057)	1012		3225 W 82ND ST	20091C0039G	X
Leawood (Lots 979 - 1057)	1013		3213 W 82ND ST	20091C0039G	X
Leawood (Lots 979 - 1057)	1022		3004 W 82ND TER	20091C0040G	X
Leawood (Lots 979 - 1057)	1023		3008 W 82ND TER	20091C0040G	X
Leawood (Lots 979 - 1057)	1024		3012 W 82ND TER	20091C0040G	X
Leawood (Lots 979 - 1057)	1050		8225 WENONGA RD	20091C0040G	X
Leawood (Lots 979 - 1057)	1053		8207 WENONGA RD	20091C0040G	X
Leawood (Lots 1478 - 1499)	1478		8229 CHEROKEE CIR	20091C0040G	X
Leawood (Lots 1478 - 1499)	1479		8227 CHEROKEE CIR	20091C0040G	X
Leawood (Lots 1478 - 1499)	1480		8225 CHEROKEE CIR	20091C0040G	X
Leawood Estates (Lots 982 - 1020)	999		10409 SAGAMORE RD	20091C0070G	X
Leawood Estates (Lots 1326 - 1368)	1358		10519 SAGAMORE RD	20091C0070G	X
Leawood Estates (Lots 383 - 502)	414		2601 W 98TH ST	20091C0055G	X
Leawood Estates (Lots 383 - 502)	415		2609 W 98TH ST	20091C0055G	X
Leawood Estates (Lots 586 - 647)	586		2304 W 103RD ST	20091C0055G	X
Leawood Estates (Lots 586 - 647)	591		9925 HIGH DR	20091C0055G	X
Leawood Estates (Lots 658 - 750)	718		9800 ENSLEY LN	20091C0055G	X
Leawood Estates (Lots 779 - 938)	937		10305 SAGAMORE RD	20091C0055G	X
Leawood Estates (Lots 779 - 938)	938		10301 SAGAMORE RD	20091C0055G	X
Leawood Estates (Lots 939 - 953)	942		10312 OVERBROOK RD	20091C0055G	X
Leawood (Lots 842A-857)	845		8417 CHEROKEE LN	20091C0040G	X
Leawood (Lots 842A-857)	847		8409 CHEROKEE LN	20091C0040G	X
Leawood (Lots 842A-857)	851		8400 CHEROKEE LN	20091C0040G	X
Leawood (Lots 979 - 1057)	1025		3018 W 82ND TER	20091C0040G	X



STATEMENT FORM

T's Construction

1209 N. 63rd Terrace
Kansas City, KS 66102

David- Telephone 334-0840

Thomas- Telephone 321-3095

Job Address Mrs Wallbeck
8505 Lee

Date 7-14-10

Basement Floor	<u> x </u>	(<u> </u> sq. ft. @ \$ <u> </u> per ft. \$ <u> </u>
Garage Floor	<u> x </u>	(<u> </u> sq. ft. @ \$ <u> </u> per ft. \$ <u> </u>
Recreation Room	<u> x </u>	(<u> </u> sq. ft. @ \$ <u> </u> per ft. \$ <u> </u>
ASphalt Driveway	<u>56' x 16'</u>	(<u> </u> sq. ft. @ \$ <u> </u> per ft. \$ <u> </u>
Front Stoop	<u> x </u>	(<u> </u> sq. ft. @ \$ <u> </u> per ft. \$ <u> </u>
Sidewalk	<u> x </u>	(<u> </u> sq. ft. @ \$ <u> </u> per ft. \$ <u> </u>
Rear Stoop	<u> x </u>	(<u> </u> sq. ft. @ \$ <u> </u> per ft. \$ <u> </u>
Patio	<u> x </u>	(<u> </u> sq. ft. @ \$ <u> </u> per ft. \$ <u> </u>
Pads	<u> x </u>	(<u> </u> sq. ft. @ \$ <u> </u> per ft. \$ <u> </u>

FACE WORK

Front Steps	<u> </u>	Linear feet @ \$ <u> </u> \$ <u> </u>
Rear Steps	<u> </u>	Linear feet @ \$ <u> </u> \$ <u> </u>
Inside Steps	<u> </u>	Linear feet @ \$ <u> </u> \$ <u> </u>
Garage Steps	<u> </u>	Linear feet @ \$ <u> </u> \$ <u> </u>
Other Steps	<u> </u>	Linear feet @ \$ <u> </u> \$ <u> </u>

Grading Labor	<u> </u>	Hours @ \$ <u> </u> \$ <u>3,500.00</u>
Extra	<u> </u>	\$ <u> </u>

NOTES: Remove and RePlace Asphalt
Drive.

Thank you Thomas Betts

pd
7/14/10

PROPOSAL

PROPOSAL NO.
SHEET NO.
DATE <u>7/1/10</u>

PROPOSAL SUBMITTED TO:

NAME	<u>Polly Wolbach</u>
ADDRESS	<u>8505 Lee Blvd</u>
	<u>Leawood KS 66206</u>
PHONE NO.	<u>913 901 8877</u>

WORK TO BE PERFORMED AT:

ADDRESS	<u>8505 Lee Blvd</u>
	<u>Leawood KS 66206</u>
DATE OF PLANS	
ARCHITECT	<u>Neville Haynes 913 568 5266</u>

We hereby propose to furnish the materials and perform the labor necessary for the completion of

- ① I Neville Haynes will build (6) six rock column on the bridge leading to the house. column dimension 18" x 26" x 3 ft high
- ② column will be anchor to the bridge with (no 5) rebar, inside column will be blocks fill with concrete
- ③ column will be cap off with rock cap,
- ④ I will also install rails in between column,
- ⑤ I will clean up and remove debris from job site

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work, and completed in a substantial workmanlike manner for the sum of four thousand

four hundred seventy five Dollars (\$ 4,475.00)

with payments to be made as follows: To start Deposit \$1500
Balance when job is finished

Respectfully submitted Neville Haynes

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Per _____

Paid in full 7/1/10 N.H.

Note - This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

30
Date 7/1/10

Signature Polly B. Wolbach
Signature Neville Haynes



CHUBB GROUP OF INSURANCE COMPANIES

Western Claim Service Center
2155 W Pinnacle Peak Road
Phoenix, Arizona 85027
Phone: 1 (800) 252-4670 Facsimile: (877) 817-5699

Mailing Address:
P.O. Box 42065
Phoenix, Arizona 85080-9860

July 21, 2010

Polly Blackburn Wolbach
8505 Lee Blvd.
Leawood, KS 66206-1535

Re: Insured Name: Polly Blackburn Wolbach
Policy Number: 001245815302 / 000002
Claim Number: 040510063452
Date of Loss: 6/14/2010
Writing Company: Pacific Indemnity Company

Dear Ms. Wolbach:

We have completed our investigation of the cause of damage to your bridge. The damage to the bridge was caused by excessive surface water, flooding and the resulting pressure or weight of water. The cause of damage to the finished basement was the result of a back up of the sump pump.

Please be advised that your policy states the following:

“Masterpiece Deluxe House Coverage.

This part of your Masterpiece Policy provides you with coverage against all risk of physical loss to your house unless stated otherwise or an exclusion applies.

‘House’ means the one-family or two-family dwelling at each location named in the Coverage Summary.”

I would now like to refer you to the Exclusions section of your Masterpiece policy.

Exclusions

These exclusions apply to your Deluxe House Coverage, including the Extra Coverages, unless stated otherwise.

The words “caused by” mean any loss that is contributed to, made worse by, or in any way results from that peril.

Gradual or sudden loss. We do not cover any loss caused by wear and tear, gradual deterioration, rust, fungi, bacteria, mold, corrosion, dry or wet rot, warping, insects or vermin. We also do not cover any loss caused by inherent vice, latent defect or mechanical breakdown. But we do insure ensuing covered loss unless another exclusion applies.

The failure of Pacific Indemnity Insurance Company to cite other policy language, conditions or exclusions, does not preclude us from citing those in the future, should additional information make them applicable.

Should you have any additional questions, or wish to discuss this claim further, please feel free to give me a call at (816) 847-6442.

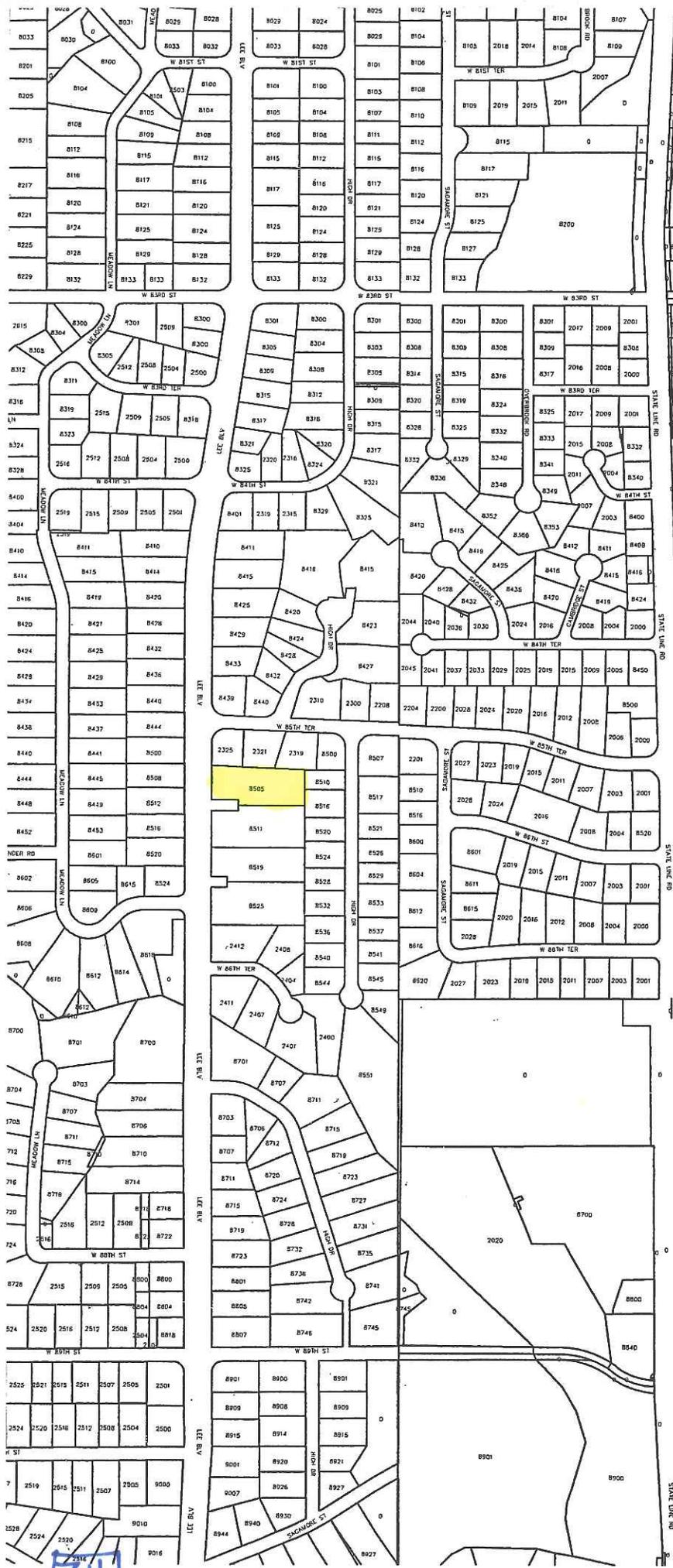
Sincerely,

Ken M. Kreglo

Ken M. Kreglo
Claims Representative
Chubb & Son A Division of Federal Insurance Co.
Manager, Pacific Indemnity Insurance Company

cc: Attn: Claims Department
Thomas Mc Gee
P. O. Box 419013
Kansas City, Mo. 64141

P. Wolbach Residence
8505 Lee Boulevard
Leawood, KS 66206



Map of addresses
referenced in Minutes.

justosi

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