



500 West Big Beaver
Troy, MI 48084
troymi.gov

FROM THE OFFICE OF THE CITY MANAGER

Date: June 9, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Dylan Clark, Senior Management Analyst

Subject: Sylvan Glen 3 Stormwater

Background

On May 20, 2024, Troy resident Walter Storrs of the Sylvan Glen 3 subdivision spoke during public comment to express concerns about stormwater in the area, the possibility that the adjacent Smith Middle School development might exacerbate the issue, and that his letter detailing these concerns had not been addressed. City Management investigated Mr. Storrs' concerns and responded by informing him that the two major incidents he had referenced, in August 2019 and August 2023, coincided with 100-year storms, which caused standing water throughout the region. On June 19, 2024, Assistant City Manager Meg Schubert and City Engineer Scott Finlay met with Mr. Storrs to discuss his concerns. It was around this time that it became clear Mr. Storrs' letter had not reached City Management, and the misunderstanding was cleared up.

Several months later, Mr. Storrs reached out again with concerns regarding the new Smith Middle School, as he had observed construction on site. He was informed that while some building construction started, site work had not been finalized. It is essential to understand that both the city and the Troy School District own or operate their own regulated Municipal Separate Storm Sewer System (MS4), and each has a stormwater discharge permit from the Department of Environment, Great Lakes, and Energy (EGLE) and the city cannot impose standards on the school district.

However, the school district has been very cooperative in helping ensure that stormwater is handled on-site at the highest capacity possible. Representatives from the city and school district met on November 14, 2024, and the school district representatives agreed to expand the detention basin to meet the requirements for 100-year storm detention. Further, the school district decided to create a maintenance plan for the 24-inch drain outlet, ensuring it would not be obstructed with debris.

This was communicated to Mr. Storrs, and since then, he has remained in communication with our Engineering Department. Mr. Storrs has also maintained contact with representatives from the Troy School District. Most recently, on May 19, 2025, Mr. Storrs appeared before the City Council to express concerns regarding the 24-inch drain outlet located on the east side of the development. Mr. Storrs has requested that the inlet be enlarged, but has been informed by City Engineer Scott Finlay that this would not eliminate the possibility of standing water. The drain itself is only 24 inches, which, like most infrastructure built in the past, is designed to accommodate 10-year storms.



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That said, as was communicated, Troy School District intends to create a maintenance plan to prevent future obstructions. In the immediate aftermath, Troy Public Works Director Kurt Bovensiepe requested that his team clear the debris. Furthermore, the outlet structure for the new detention pond is located near this drain, and a maintenance road is being constructed, which will facilitate easier maintenance in the future. It has also been proposed that the upstream culvert be repaired, and Engineering has requested that the school district repair the flared “inlet section” of the drain that Mr. Storrs referred to during his comments on May 19.

With these repairs and improved maintenance moving forward, as well as increased on-site detention, we do not anticipate that the new Smith Middle School development will negatively impact standing water in the Sylvan Glen 3 subdivision. Instead, it will improve the situation.

Much of the stormwater that ends up in Sylvan Glen 3 comes from the drain that runs down Livernois. This drain has already received some relief due to the construction of the King Drain, which runs along Square Lake. When we experience intense rainfall, there is nowhere for the water to go, and it will stand in the streets. While not ideal, this is the intention so the water does not end up in residents' basements.

Next Steps

The City's Storm Sewer Master Plan is currently being updated, as it was last updated in 1999. Thirteen higher-priority areas to correct or add storm sewers were estimated to cost \$ 33-39 million in 1999. With every road project and private development, pieces of the Master Plan have been constructed. Three projects have been completed, seven were partially completed, and three have not been addressed.

Updating the Master Storm Sewer plan and reprioritizing areas will help direct our operating and capital investments in the storm sewer system. County drain assessments that the city has typically paid and not passed on to the residents in the drainage districts directly could also be reevaluated. Stormwater concerns would require significant investment, necessitating a deeper discussion at the direction of the City Council.