



Public Works Department

Code Enforcement • Engineering • Facilities
Solid Waste • Street • Traffic

Detention Basin Policy

At its regular meeting on January 21, 1988 the City Commission adopted the following detention basin Policy:

1. Definitions – To eliminate confusion, the following terminology was adopted:

Retention Pond – a place which continually holds natural stormwater runoff. A retention pond normally contains standing water, except in times of extreme drought.

Detention Basin – a place which temporarily holds excess stormwater runoff and releases it into the drainage system over a period of time. Detention basins would normally be dry, containing standing water only for occasional periods of limited duration.

2. Developer's Option – A developer may choose to retain ownership and maintenance responsibility for any detention basins within the development. In this case acceptable provisions for perpetual maintenance responsibility must be included in the final development documents prior to final approval by the appropriate board, commission or development. Under this option, the developer retains liability as he retains the title.

3. Ownership and Maintenance by the City – As an alternative to number two, a developer may request the city of Johnson City to accept ownership and perpetual maintenance for any detention basins in his residential development, provided:

- a. The design and construction of the basin has been approved by the City Engineer and has been constructed in accordance with the procedures of the appropriate review body (Planning Commission, Board of Zoning Appeals, etc.);
- b. Title of the land must be transferred to the City;
- c. The appropriate fee is paid to the city as follows:
 - For each grass-lined basin: \$2,500.00 minimum, plus \$0.36 for every square foot over 7,500 square feet,
 - For each rip-rap-lined basin: \$5,500 minimum plus \$0.71 for every square foot over 7,500 square feet,

These minimum amounts were calculated by the Finance Department as exactly half the amounts necessary to provide sufficient interest income for perpetual maintenance of each basin. The city will be responsible for the remainder of the cost.

4. Financial Administration – All funds received from developers for this purpose will be placed in a separate interest-bearing account. The interest therefrom will be allocated to the Public Works Department, which has responsibility for the maintenance of such basins. The principal of this account will be perpetually invested for this purpose.

This text is taken from a Memorandum written by James D. Moody, Planning Director, and sent to the Planning Department Staff, the Public Works Department: Building, Engineering, and Street Divisions; on January 25, 1988.