

## Study Session Meeting Minutes

August 25, 2008 ~ 7:00 p.m.

### A. CALL TO ORDER.

A Study Session of the Waverly City Council was held on August 25, 2008 at 7:00 p.m. in the Council Chambers at City Hall. Mayor Ackerman presided. Council members present were: Gene Lieb, Gary Boorum, Gary Grace, Fred Ribich, Cyndi Ecker and Duane Liddle. Absent: Jim Vowels

#### 1. Approve Agenda as Printed or Add Items for Discussion Only.

**Moved By: Ribich**

That the agenda for this Council Meeting as prepared is hereby approved/  
amended as follows:

**Yes: 6**

**No: 0**

**Absent: 1**

### B. PUBLIC HEARINGS.

### C. VISITORS/PUBLIC COMMENTS.

Kendall Fox informed Council that Wal-Mart's retention pond is holding water and is filtering down to Waverly Tire. Mr. Fox stated that there is water coming into his business and the warehouse. He suggested to staff that Wal-Mart put in a cement culvert in front of Waverly Tire covered with a sidewalk. Wal-Mart's plans to construct a trickle channel in the back of Waverly Tire has been approved by the DOT. Mr. Fox also stated that he believes that Wal-Mart's retention pond's bottom is made of clay and said drainage is leaking out of their pond downhill to Waverly Tire. Discussion followed on sump pumps and drain tiles as development takes place. Mr. Fox feels that he and the City are getting the run-a-round from Wal-Mart. He felt that adding tile to the south and west of his property and adding a culvert covered by a sidewalk would provide adequate drainage. He also felt that adding a trough or trickle channel and taking it out next year was not cost effective. Mr. Fox thought the City should take the money from Wal-Mart to construct the trickle channel and put it toward a project next year and just grade his property this year. City Engineer Cherry stated that Wal-Mart's retention facility was built according to plans and specs. After further discussion City Administrator Crayne, City Councilmember Gary Boorum and Kendall Fox will meet and review solutions to drainage on Waverly Tire's property.

### D. TABLED ITEMS.

#### 1. Resolution 08-110, A Resolution Approving Plans, Specifications, Form of Contract and Estimated Cost for the New Recycling Center Project.

Staff informed Council that the Bid Letting for the New Recycling Center was scheduled for August 26, 2008 at 10:00 A. M. Since the plans and specifications were tabled at the last Council meeting staff wanted to know how Council wanted them to proceed. The City has 45 days to open the bids and award contract or return the bids unopened. Council directed staff to open said bids.

### E. CONSENT AGENDA.

#### 1. Pay Request from Denver Underground & Grading, Inc. for the SE Water Main Loop 2008 in the amount of \$165,008.

**Moved By: Boorum**

Item 1 on the Consent Agenda is hereby approved.

**Yes: 6**

**No: 0**

**Absent: 1**

F. **REGULAR BUSINESS.**

1. **Resolution 08-115, A Resolution Authorizing the Mayor to Sign and Submit a Notice of Interest and the Required Attachments to the Iowa Homeland Security and Emergency Management Division (IHLSEMD) for Hazard Mitigation Grant Program (HMGP) 1763 Structural Acquisition Funds to Acquire on a Voluntary Basis Residential Structures Damaged or Destroyed by the 2008 Floods.**

City Administrator Crayne informed Council that the City will first target residential properties in the floodway hazard areas with more than 50% damage in descending order of percentage damaged. The second priority will be residential properties where damage estimates are more than 50% damage in the Floodway Fringe (100 year) hazard area, in descending order of percentage damaged. Third, residential structures in the floodway hazard areas with less than 50% damage will be considered in descending amounts. Fourth, consideration shall be other non-residential structures with more than 50% damage in the floodway and floodway fringe hazard areas. The fifth and final priority for buyouts will be those properties in the floodway fringe below 50% damage amounts, listed in descending order and residential structures in the floodplain areas, in zone "X", with damage documented to the structures. Individual ranking of each property may be influenced and affected by overall City land use and infrastructure management consideration. Damage estimates are taken from contractors, insurance proof of loss, FEMA, Bremer County Building and Zoning. Council felt that priorities were ranked correctly. Some adjustments will have to be made but listing will be sent to FEMA on September 8<sup>th</sup>. Flood buyout applicants will be notified after the first of the year. Participants can get a certified appraisal of their property or accept the city's estimate of the assessed value x 1.07%.

The Iowa Regional Council of Governments will administer the Buyout Program. The City is applying for 67 homes in the buyout program. Jerry Rochford stated he hoped the Council would prioritize residential higher than rental properties. Staff informed Janelle Stuva that Floodway and Floodway Fringe are designated by FEMA and based on elevation data. Deb Turnball questioned whether property is considered in the buyout program if house is moved. FEMA is just interested in moving structures out of the floway. Administrator Crayne stated that maybe Community Development Block Grants could be used for flood victims to raise their homes above the flood level. If FEMA awards the City for the 67 buyouts the City would have fund 15% of the cost of each acquisition and provide each eligible homeowner who is relocated up to \$10,000 in replacement housing allowance and up to \$1,000 for moving expense which amounts to approximately \$1,300,000.

Mr. Crayne also stated that volunteer hours for sandbagging go towards public assistance. Residents can appeal to the Bremer County Assessor on property taxes. The Bremer County Assessor will reassess flood damaged homes and may reflect lower values. Kevin Tjepkes questioned whether Council could amend the above resolution so half of the relocation dollars could fund more housing buyouts. There was no further discussion on amending the resolution. Administrator Crayne informed Donna Turnball that after property is bought out by FEMA it has to remain open space.

Some adjoining property owners lease said property from the City and take care of property and use it as green space. Adam Gardner asked if the City would limit rentals in the buyout program owned by one property owner. City Administrator Crayne informed Council that the buyout program is voluntary and the program goes according to FEMA guidelines.

**Moved By: Ecker**

Resolution 08-115, A Resolution Authorizing the Mayor to Sign and Submit a Notice of Interest and the Required Attachments to the Iowa Homeland Security and Emergency Management Division (IHLSEMD) for Hazard Mitigation Grant Program (HMGP) 1763



**Moved By: Ribich**

Change Order No. 3 to The Bruce Company of Middleton, Wisconsin for the Golf Course Expansion Project for the decreased amount of \$15,926.45, which will be utilized in the spring of 2009, and an increased amount of \$2,572.00 which results in a total decreased amount of \$13,354.45 is hereby approved.

**Yes: 6**

**No: 0**

**Absent: 1**

7. **Resolution 08-119, A Resolution Approving the Sidewalk Performance Guarantee (Letter of Credit) for Centennial Oaks Golf Course Subdivision – Phase 1C.**

Discussion followed on the sidewalks on 3<sup>rd</sup> Street SW.

**Moved By: Ecker**

Resolution 08-119, A Resolution Approving the Sidewalk Performance Guarantee (Letter of Credit – extended to September 5, 2010) for Centennial Oaks Golf Course Subdivision – Phase 1C is hereby approved.

**Yes: 6**

**No: 0**

**Absent: 1**

G. **STUDY SESSION.**

1. **Review Flood Inspection Report on Bridges and Dam.**

Jeff Pape and Fuoud Daoud from WHKS & Co. were present to update the Council on the results of the 2008 Post Flood Inspection of the Dam, various bridges, and the river walls that were potentially impacted by the flood. Jeff Pape informed Council that the scope of services included the inspection of the 3<sup>rd</sup> Street Bridge over the Cedar River, Adams Parkway (Horton Road) bridge over the Cedar River, the Cedar River Rail-Trail Bridge and Bantam Rail-Trail Bridge. Services also included inspection for flood related damage to the Cedar River Spillway, the west River Wall between the Dam and Bremer Ave., the East River Walls Between the Dam and Bremer Ave and the East River wall directly north of the dam. Mr. Pape stated that there are significant problems with Cedar River Rail-Trail Bridge and significant scour under a portion of West River Wall between the Dam and Bremer Avenue. Probing during initial inspection of the Cedar River Rail-Trail Bridge showed significant undermining of the pier footings. Water depths were observed up to a maximum of approximately 22.5 feet near the piers. The problems with scour is that it exposes piling to debris damage, decreases lateral bracing on piles which can reduce pile capacity for deep scour depths and increases bending forces in piles from loads applied laterally to the pier. There is a large vertical crack observed near the Center of Pier 2 and the crack extends completely through the footing and widens with depth. It is apparent that the center of Pier 2 has settled. Also Pier 2 has up to approximately 3 feet of scour below the footing and it is likely that many pilings are damaged at other locations. All substructure units display varying degrees of vertical and horizontal cracking. These cracks do not currently present a problem for the overall integrity of the bridge but due to the significant settlement issue, Pier 2 is a cause for concern. It is recommended that the City fills the scour holes underneath the piers with erosion stone and riprap. Alternative 1 is to leave the existing pier in-place and construct a shoring system on each side of Pier 2 to take up load from the pier at a cost of \$500,000. Alternative 2 is to completely replace the existing pier at a cost of \$1,100,000. The West River Wall between the dam and Bremer Ave has a couple of scour holes behind the wall. It is recommended to place riprap around the scoured-out areas of the footing, pour flowable mortar under footing and a small cofferdam needed for the area under water at a cost of \$13,000. WHKS & Co. will take their findings to FEMA and speak with the State Historical Society on appropriate corrective measures. Dick Schroeder discussed and made comments on evacuation procedures. Discussion followed on taking out the bridge and using Hazard Mitigation funds to raise the bridge. Monica Zabel stated that the bridge acts as a dam and should

be taken out. Pete Lampe informed Council that he had elevations done on his property and water is the same above the bridge as it is below. Council directed staff to have the west river wall between the dam and Bremer Ave repaired.

**H. BOARDS AND COMMISSIONS.**

1. Boards and Commissions.
2. Reports.
3. Communications.

**I. CITY COUNCIL COMMENTS ON POLICY ISSUES.**

Mayor Ackerman asked for the public and Councilmembers to speak in the microphones.

Economic Development Director Passmore urged flood victims to get the best damaged estimates to the City as soon as possible.

Dan Kittle stated that if residents still need help cleaning their homes to call the Volunteer Center. The Bremer County Long Term Recovery Coalition has received \$10,000 and United Way has received \$5,000 but both are still working on private fundraising. Green Church organization working with the Bremer County Long Term Recovery Coalition will be conducting assessments of flood properties. The Coalition will be seeking FEMA funds and then work with charitable organizations to address needs. Discussion followed on City/Private fundraising. There have been five to seven requests for FEMA trailers and the City has received only two.

The Council thanked Dan Kittle for his participation as Guest Councilperson.

**J. ADJOURNMENT.**

**Moved By: Boorum**

That the City Council Meeting be adjourned.

**Yes: 6**

**No: 0**

**Absent: 1**

**Council adjourned at 9:58 P. M.**

---

**Ivan J. Ackerman, Mayor**

**Attest:**

---

**Jo-Ellen Raap, City Clerk**