

Minutes
Hazard Mitigation/River Use Commission
Waverly Civic Center
7:00 pm June 15, 2010

Attendance:

Commissioners

Triplitt	Present
Parry	Present
Gritzner	Present
Engel	Late but Present
Reinhardt	Present
Schloemer	Present
Neuendorf	Present

Staff

C.E. Cherry	Present
C.A. Crayne	Present

Liaison

C.C. Lieb	Present
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Mayor

Brunkhorst	Present
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Introduction of Guest:

Kip Ladage	Duane Liddle	Mark Reinhardt
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Approve Minutes:

Com. Parry asked if the agenda could have a place for public comments.

Com. Triplitt agreed.

Com. Parry asked for clarification to Item #1 "Keep main lift station flood proofed and powered" stating that she wanted to include with solutions for S.E. Also she would like to see items to be brought before the Commission to improve S.E.

Com. Schloemer and Triplitt agrees that it should be a Top Priority.

Com. Schloemer asked C.E. Cherry if the lift station had been worked on and he said yes.

Motion to add Protection to S.E to Priority #1.

Motioned by Com. Gritzner
Seconded by Com. Reinhardt
Passed 6-0 absent Engel

Unfinished Business:

Chairperson Triplitt brought up the issue of whether or not Commissioner Parry could be the Vice Chairperson. Stated the email from the Mayor stated she could be on 'till it was time to re-elect.

Com. Schloemer asked Com. Gritzner if he was ok with that.

Com. Gritzner: said yes, just wanted to make sure we were doing it by the book.

Com. Parry: stated that she also was concerned about the ordinance

Mayor Brunkhorst: stated every 2 yr.s there will be a leadership change

C.A. Crayne: agreed that it would be fine and that was the intent when he wrote it.

New Business:

Review Storm Water Management Facilities

C.E. Cherry: talked about Waverly Municipal Design Standards book and some of the guidelines in it. Talked about how the city controls water run off from a new sub division. 5 years is about half of a 100 yr. developed.

Mayor Brunkhorst: stated that the Council wanted the Commission to look at all the retention areas like Impala, 10th Ave., Copper Ridge and the Eisenach Village and give feed back on the designs. Welcome Com. Engel

Com. Triplitt, Schloemer: wanted to see how it affected the dry run. Water run off is considered one of the top five for the Commission.

C.E. Cherry: shows the Commission a chart of water flow out of a new sub division. Maximum water output cannot exceed the 5 yr. rain event. Retention area may need to be made to release the flow at a slower rate. Some businesses are land locked in developed parts of town. City has drawn the line at 3 acres, one city block is less than 3 acres.

Com. Triplitt asks: C.E. Cherry that we are not worried about redeveloping sites that are the size of a city block?

C.E. Cherry: City does not require them to comply with the current standard they are grandfathered in.

Com. Triplitt: Does Fareway fall into the grandfather clause?

C.E. Cherry: No. They are just under 3 acres so they do not need to add storm water features, but are very close.

Com. Schloemer asks: is Waverly in line with Waterloo and Cedar Falls with their ordinances?

C.E. Cherry: said that the ordinance was adopted in 1997. Before that the release rate was at 100 year level. On the residential side the city maintains the detention area. Industrial and commercial areas like Wal-Mart must maintain their own.

Com. Parry: asks if there is anything in the dry run study that would support that?

C.E. Cherry: Helps with developing new areas of town. In older parts of town, very limited opportunities to create storage. For the dry run the best way to mitigate flooding there is to increase the box culverts. Increases the flow and helps Waverly but not down stream.

Com. Triplitt asks: Is this before Council now?

C.E. Cherry: As Bob has said this is something he wants to be brought before Council and this is a good time to bring it up. Also contractors need to get a permit for storm water and quality of run-off. Next would be to address the quality of the run-off. Filter out silt or grease. Wal-Mart addresses the quality and has done that with the recycle and yard waste site. Filtration system requires more land. Developers may resist. Some say retention areas can be unsafe for kids. Or stagnate water. New school

may have a 1 yr. undeveloped that can store more water. Could create an incentive program for businesses to help the community.

C.A. Crayne: What do you see as the trend in residential contractors doing erosion control under permits through the state.

C.E. Cherry: There is room for improvement.

Com. Schloemer: Heard that for developments they incorporated in to the park rain gardens, rain barrels and part of the landscape and was impressed. They thought it would cost a lot up front but the state helped with the cost.

C.E. Cherry: Something that could be improved on is each residential site. Waverly does not regulate the site grade for that house. People build walk-outs when they should do day windows. Ends up very flat with poor drainage. People taking downspouts and tiling them to the edge of the property line, rather than discharging them into landscaping. Rain needs to migrate slowly through the yard not directly into the storm system.

Com. Gritzner asks: Is there something we can do to control that as far as an ordinance or building codes?

C.E. Cherry: Certainly, educate and encourage vs. regulating. New vs. existing developing. New homes the issue is being so flat and tiling right into the storm sewer.

Com. Gritzner: Jadestone, a lot of them are tiled right into the storm sewer and go right into the dry run. There isn't much slowing it down.

C.E. Cherry: Ideally it would be good if the roof run off would go into a rain barrel and then the excess would run into the yards.

Com. Schloemer: Years ago the City had recycle bins they could give out, could the City do the same with rain barrels?

C.E. Cherry: Rain barrels could be used in developed areas.

Com. Parry: Could the City make rain barrels at a reduced cost.

Com. Neuendorf: Possible educate home owners new construction on how that will tiling effect it.

Com. Triplitt: The other side of it is too much grade.

C.E. Cherry: Rock gardens will help fan out the water.

Com. Gritzner: Could we create a flier to help educate?

C.E. Cherry: Yes there is information out there we can look at that other communities are doing.

Com. Triplitt: There are three things you would like us to take up. Detention ponds, regulation for water pollution, residential run-offs.

Mayor Brunkhorst: Look at Impala retention is it meeting the requirements.

C.E. Cherry: It currently is meeting it. The cubic feet before it was developed for a 5 year event is now getting the same amount yearly.

Mayor Brunkhorst: The problem with Impala is that was going all over the board and now it is going towards one area.

C.E. Cherry: Have to go back and look at the contour of the land to see how the run off is.

Com. Schloemer: Who calculates the run off for the developer in a new subdivision?

C.E. Cherry: They will hire a civil engineer.

Com. Schloemer: Then it has to be signed off by someone?

C.E. Cherry: It will go through Planning and Zoning.

Com. Schloemer: Did something change, does it go back to the design, did he change the lot line?

C.E. Cherry: Will need to review and get a better understanding.

C.A. Crayne: Is there a way to adjust to a lesser rate?

C.E. Cherry: Talked with Larry Green and could maybe be able to change the rate to half. But maybe only be able to have a 50 yr. event instead of a 100 yr. before it goes over the emergency over flow and he was ok with that.

C.A. Crayne: Maybe another thing to look at with a new sub division can you slow down to run before it gets to the detention area?

Com. Parry: Is there anything on information with a ratio between the building and green space in the ordinance?

C.E. Cherry: We do for buildings which is 40% max of the lot. But that does not include parking. Staged outlet is good. What do you regulate all the impervious areas.

Com. Triplitt asks: In this case it seems that the water is coming out in only one place is the part of the problem?

Com. Engel asks: Can you make them more porous so the ground can soak it up?

C.E. Cherry: This all sounds good except making them do it or encouraging them to do it.

Com: Triplitt: Maybe we could make a ratio for impervious vs. ground cover and if they have a higher rate then they need to retain more.

C.E. Cherry: There has been some talk about Smart Growth, greening up the community, and use it for storm water also. But who is going to pay for it? Many communities have started a storm water utility, in Iowa there are 50-60. They are required to by state law, so they can have a budget to manage it in

larger communities. Charge every account say \$2 and business \$4. Some communities go by the impervious amount or Equivalent Run Off Unit. So if you have 4000 square feet of impervious material on your lot you would have to pay \$3 and there might be an incentive to stay under 4000 feet. If you create more run off you should pay more like other utilities. You could go above and beyond, you could get a 25% or 50% credit. This could help finance projects and could be imposed on businesses as well.

Com. Schloemer asks: Who is doing this now, Waterloo, Cedar Falls?

C.E. Cherry: Yes. We can actually be able to go in property by property and figure out how many impervious square feet they have.

Com. Triplitt: Are other cities the size of Waverly doing this?

C.A. Crayne: Boone has done it for 15 years, and they are close in size.

Com. Parry: Which one do they use?

C.E. Cherry: You create a standard fee but discount for improvements and give them an incentive.

Com. Parry: Someone puts in a garage in their back yard creating less green how would you charge?

C.E. Cherry: Some cities cannot check each lot so they would have a flat rate. Waverly has the ability to each property their run off.

Com. Gritzner: Who would manage that?

C.E. Cherry: Public works. Set up Equivalent Run off Unit (ERU) then it goes on their utility bill and people can petition to get it reduced.

Com. Triplitt: Thinks that that would be a small issue and clearly define what citizens can do to improve their run off. Like rain barrels, rain gardens, remove tile from yards.

C.E. Cherry: You will need to clearly identify what projects you will want to do over 5 yr.s

Com. Schloemer: Maybe set up a demonstration in Kolhmann park of things we could do?

C.A. Crayne: Why don't we think bigger, City of Waverly could do 8 lot building sites and show the best practices or anything that would help with run off.

Com. Triplitt: That would be great for the future, but we need to think of things that anyone could do. Could we demonstrate that at the city hall, and some of the maintenance buildings with rain barrels.

Com. Engel: Could we use the buy out properties to show what we can do, like a retention area?

Com. Schloemer: Maybe make the dry run look like a W. where all those lots were.

Mayor Brunkhorst: What do you want staff to bring back or proceed? Retention ponds?

Com. Parry: I like the idea for Storm Water utilities. Might be hard to sell.

C.E. Cherry: Storm Water Utility is more equitable than using property tax. Non profits, churches or Wartburg don't pay any taxes but create run off. Everyone contributes.

Com. Schloemer: Do need to have a special election?

Com. Gritzner: I would like to see a review of the detention areas like Impala. They have a 5 year rain event every year now instead of every 5 years.

C.E. Cherry: I am an advocate for the staged outlet. But will have to have a larger basin. And look at it with a 100 yr. and a 50 yr.

Mayor Brunkhorst: Like in the 10th Ave. retention and Copper Ridge 1 is like that.

Com. Triplitt: What do we want to see them bring back? Projects, ideas? We need 3 things for them to come back with.

Com. Parry: We are the Hazard Mitigation, we need to see what the effects are on our town.

C.A. Crayne: Regulations on detention ponds. Reducing the speed of the run off. Green measures residents can do? Storm Water Utility would work and plans for how it would be used.

Com. Gritzner: What would be Mike's wish list for mitigation?

Mayor Brunkhorst? Look at ordinances for tiling.

C.A. Crayne: Are there opportunities assign research to members of the commission.

C.E. Cherry: will come back with a staged outlet impact. Impala difference between 100yr. and 50 yr. costs. What can the average citizen do like rain barrel.

Com. Triplitt: Someone from the Commission could do the research on that.

Com. Gritzner: I will do it. Could we put brochure together for Heritage and some things to go with it? Show and Tell?

Com. Triplitt: Line up manufacturers to show examples.

C.E. Cherry: there might be some items that you can order. Bring back a report from the Smart Growth. Dry run, buy-outs and storm water management. Every little bit helps. S.E. Waverly flood protection plan could be brought to the next meeting.

Mayor Brunkhorst: Who is working on that?

C.A. Crayne: We had been kicking around some ideas and it has not gone to Council yet. But there are some funds available for flood mitigation. Funds could be used to do a flood study from the Army Corp. of Engineering.

Mayor Brunkhorst: Make sure that this group should have some say in how those funds are spent.

Com. Schloemer: Army Corp. was not the easiest to work with.

C.E. Cherry: They did do 1984 and 2000 Dry Run Study.

Com. Parry: They said they could come in and do another study for and factor the 2008 flood.

Mayor Brunkhorst: So Mike MAY bring back something for S.E.

Com. Gritzner: I would like to see something on the 10th Ave. project, pros and cons.

C.E. Cherry: You will be invited to take a look at that when it gets closer.

Com. Triplitt: Let's move on to the June 30 Seminar.

Mayor Brunkhorst: Do we want to meet with him before the seminar and would like to see 3 to go with from the Commission. Chris, Randy and Kip said they would be able to go. Mike will also attend and meet at 1.

Com. Triplitt: Can you tell us about the Waverly dam?

C. E. Cherry: City Council set the public hearing. Bid letting is June 29, and hopefully it will be awarded on the July 12 City Council meeting.

Com. Schloemer: I noticed the gates are open but not much water going through.

C.E. Cherry: U.S. Geological wanted it lower to work on the gage and asked for it to be lowered. Waverly Light and Power will close it and fill the pool back up.

Com. Schloemer: There aren't any endangered animals north of the dam?

C.E. Cherry: No they have already looked at that. Permits are taken care of.

Com. Schloemer: If the dam goes over budget, what happens if it goes above the current cost?

C.E. Cherry: Costs could go above that. One reason is a water main issue and a storm sewer pipe. Additional \$75,000. The floor in the power house may need to brace up to support the floor. It could easily come in under also. Engineer cost estimate is for the average, not the lowest price.

Com. Schloemer: No matter what there is going to be a dam?

C.E. Cherry: The way the City of Waverly does the public hearing before they open bids. The Council still has to accept the bids. The consultant is marketing to the contractors. We hope to get 5 or 6 bids.

Com. Schloemer: Hopefully the bridge will come in like the school did. We got a lot more school for the money. But the economy is coming back which may not be good for the budget.

C.E. Cherry: Bridge contractors are very busy but pavers are not. So it is a little bit of both.

Com. Triplitt: Is there going to be information in the summer flier to help clear up the confusion about the dam?

C.E. Cherry: It is in the newsletter that should come out next week.

Com. Triplitt: I was hoping that we would be able to look at it before it was done so if we had questions.

C.E. Cherry: It is already a done deal.

C.A. Crayne: Back to the question of if the dam goes over the \$4.2-\$4.3 mil. You have to look at the merit of the project in doing it. What are the benefits of it during a 100year flood? I think they are fairly substantial. What are the costs to the city? If it comes in at \$40,000 over which is 1% cost of the project. Is it worth it? It's not a go 'till the Council says it is

Com. Triplitt: Are all the gages up.

C.E. Cherry: no, they are not. Just trying to schedule a time to do it.

Com. Triplitt: Just wondering since the electronics ones failed.

Kip: The one on Asherton is up.

Com. Schloemer: What does it take to put one up.

Kip: 6 bolts and anchors.

C.E. Cherry: They added another gage at Osage.

Mayor Brunkhorst: Mike, if you need this commission to review a newsletter, from a public response.

Com. Schloemer: Who is in charge of raising and lowering the pool? What is the level of the dam going be at, like with the boards on or 1 foot above that? Is it going to hide the Island those are some of the questions he gets.

C.E. Cherry: We have to get approval of operation from the DNR, Corp of Engineer. It is able to go 1 foot above the boards. But we have to be careful of storm drains. We have to get permission from the DNR annually on the level we can put the dam at. Because of the wildlife being able to hibernate.

Mark Reinhardt: If you could raise it higher than the board would it flood the Ski Club property?

C.E. Cherry: It shouldn't. There should be more than a foot of bank above where the boards were. Are we going to flood the Ski Club more frequently if there is a heavy rain? No. We will be able to lower the 2 feet water plus another 6 feet below that.

Com. Triplitt: If we have to ask for permission in the spring and fall, do we have to get permission from the DNR in case of a flood?

C.E. Cherry: No, they have a document that outlines the operations under different conditions.

Com. Engel: Is it an all or nothing for the height of the dam?

C.E. Cherry: No, we can move it 1 inch at a time. The water at the Ski Club won't change the level much but we'll see the current pick up.

Duane Liddle: On Nov., '09 the manufacturer of the dam was at a study session and you can get a DVD at the library.

Com. Neuendorf: Are there any other culverts that will be effected?

C.E. Cherry: 3rd Ave. on the west side and the one by City Hall. Look at Cedar Lane.

Com. Trilitt: Kip and I went to the Soil and Water Conservation meeting, and they want to help as much as they can. Most are through NRCS. Some in Mitigation groups in Cedar Rapids, and Waterloo are starting up.

Kip: There is a big pool of money for the Mississippi river basin. There are groups forming south of here but nothing forming north of here yet. They talked about the comparison between the Wapsie and the Cedar Rivers. The Wapsie rated higher because some special species like the turtle, Red Shoulder Hawk and rattlesnake giving them a better chance at grants.

Com. Triplitt: Cedar rate number 5 on flood management by American rivers for outdated flood management.

Adjournment:

Motioned by: Com. Reinhardt

Seconded by: Com. Engel