

CITY COUNCIL WORK SESSION
Cedar Falls Duke Young Conference Room
February 3, 2020

The City Council held a special work session in the Duke Young Conference room at 5:00 p.m. on February 3, 2020, with the following persons in attendance: Mayor Robert M. Green, Frank Darrah, Susan deBuhr, Simon Harding, Daryl Kruse, Mark Miller, and Dave Sires. Staff members attended from all City Departments, as well as members of the community.

Mayor Green introduced the only item on the agenda, Northern Cedar Falls Drainage Study. Chase Schrage Director of Public Works stated tonight we will review the Northern Cedar Falls Drainage Study completed by Snyder and Associates. David Wicke City Engineer stated the situation in 2019 was from the rain, snow melt and the frozen ground not allowing the proper drainage. It was stated that the history of events in the area has been that a significant event like 2019 has only happened a few times that has caused damage to property. He reviewed a map of the drainage area of 1.03 square miles and presented 4 options that were developed by Snyder and Associates. Snyder was contracted to complete the drainage study and offer suggested methods to help mitigate the frequency of events that take place in the area. It was noted that prior to the area being developed and houses built dating back to the late 1950's and early 1960's that the natural path was an overland flow through what is now the developed residential neighborhood.

Summations of the four options discussed were as follows:

Option 1 discussed extending a storm sewer from the existing sewer on Lone Tree Road up to the northern end of Cypress Avenue via Center Street to Rosewood Drive. The cost for this option is estimated at \$700,000.

Option 2 would be the installation of a detention basin to be located in the 40 acre farm field just west of the neighborhood. The detention basin would be sized for a 100 year storm event to capture runoff of the most impacted 139 acres in the drainage basin. Currently, there exists a low lying area of the farm field where storm water naturally ponds after an event. This option is currently identified in the CIP as an unmet need and is estimated to cost \$2,500,000.

Option 3 discussed a larger regional detention basin, sized for a 100 year event to capture run off for the entire 1.03 square miles drainage basin. The cost associated with installing Option 3 is \$8,300,000.

Both Options 2 and 3 would incorporate the storm sewer extension as discussed in Option 1 tying into the Lone Tree Storm Sewer.

Option 4 reviewed to potential to buy out properties located along the flow path reestablishing the natural drainage way. This option is estimated at \$3,100,000.

After options were discussed, Mayor Green opened it up for public comment. A couple of citizens who lived in the neighborhood and was impacted by the local flooding in the Spring of 2019 stated that in past events when the field would pond due to similar conditions that field owner/tenant would drill holes through the ice and frost layers in the

field allowing water to naturally drain through the soil. Staff indicated that this would have to be negotiated between the neighborhood, field property owners and the field tenant.

Another suggestion brought up by council included establishing an earthen berm along the farm field's east property line. Staff indicated that this would not mitigate the potential hazard but likely redirect flow and impact the neighborhood south of the field.

There was discussion amongst Council members reminding them that this is a private property drainage issue and would best be mitigated through development.

Council consensus was to not move forward with any of the presented options by City staff, but to review the potential of a City incentivized (residential TIF) development of the 40acre parcel owned by Rebecca Huisman. The council gave staff direction to review the ability to develop the area and provide City infrastructure in accordance with City Ordinances. Staff will return to a future committee meeting to present possible phasing options to install City infrastructure that will promote development in the area.

There being no further discussion, Frank Darrah motioned to adjourn the work session, Daryl Kruse seconded the motion, and the motion carried unanimously. Mayor Green adjourned the meeting at 5:52 p.m.

Minutes by Lisa Roeding, Controller/City Treasurer