



West Branch City Council
City Administrator's Report
10/07/19

Pending Action Items:

(Wastewater Topic)

(DNR Unfunded Mandated Process)

The "Antidegradation Alternative Analysis for the City of West Branch Iowa" has concluded with no public comments, questions, expressed concerns, and/or any suggestions shared with the Iowa Department of Natural Resources. Our next step is to get our site separation agreement amended with our neighboring industrial partners (P&G and Nordex USA). We also have need to do soil samples at the projected site of the new lagoon needed for our new treatment process. Note: due to capacity issues a new lagoon would be needed for any of the non-mechanical plant options. After we achieve these next steps the facility plan will be forwarded to IDNR for their review of the SGAR system.

(College Street Bridge)

Two weeks, the Contractor will be placing topsoil around driveways and sidewalk along 2nd Street and College Street. Testing of water main on the east side of the bridge will also begin. There are two change orders that are currently being worked on \$2,424.00 for storm pipe related to protecting grain bins; and a change order for \$11,738 for the relocation of a 2" water service line that was discovered during construction and in conflict with a storm sewer intake along East College Street. It also includes an air release valve required on the 12" water main that is routed over the 24" storm sewer. This price also includes the excavation and replacement of unsuitable materials beneath the roadway. The unit pricing are still going through negotiation with the Department of Transportation, it is anticipated that these Change orders will be before the City Council at the October 21st meeting.



There has been one citizen request for additional speed limit signage and/or other traffic calming due to the additional car and pedestrian traffic anticipated once the project is completed. Staff will be looking into these measures and will recommend any changes or enhancements deemed appropriate. Although, we thank our residents and citizens in advance for the cooperation and patience during the construction process, we are well

aware that issues will arise as they tend to do during typical construction projects. If you have any questions, comments, or concerns; please do not hesitate to contact the city's project engineers.

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(Cubby Park)

Letter from Nate Kass, PE, PLS – Principle Project Manager of the Cubby Park Improvement Project.

Date: September 30, 2019
From: Fehr Graham

Redmond -

As discussed at the Cubby Park walk through a few weeks ago, it was pointed out that the grass at the park could use several weeks to fill in and the soonest that action would be recommended was the October 21 council meeting. As such, we are not anticipating any items or discussion points for the October 7 meeting related to Cubby Park. If you are expecting there to be any items that require our attention or attendance at the meeting on the 7th, please advise.

Note that there will be one more pay estimate before we recommend acceptance and approval of the final pay estimate that covers retainage. We plan to submit the semi-final pay estimate for action at the October 21 meeting. We will be in contact with you later next week to discuss possible acceptance of the project and, consequently, possible approval of the final pay estimate (retainage). If it pleases staff and the council, the semi-final pay estimate, acceptance, and final pay estimate (retainage) can all be handled on the same agenda. Of course, those items may be acted on at separate meetings, also.

Please feel free to contact us with any questions or if you are expecting any Cubby Park items on the agenda for October 7.

The City Council have expressed interest in having a final walk through. Early evening or early morning has been suggested. October 21st before the City Council meeting has also been suggested.

Report from the Desk of the City Administrator:

- The Iowa League of Cities have taken some interest in my complaint that Road Use Tax Funds are prohibited for directly funding sidewalk projects. They are looking at ways to suggest to the Legislature how to amend this stance. I am working with Alan Kemp the Executive Director with the Iowa League of Cities.

The section of the Code of Iowa that would need to be changed or expanded would be 312.6. It states -

ROAD USE TAX FUND, §312.6

312.6 Limitation on use of funds.

Funds received by municipal corporations from the road use tax fund shall be used for any purpose relating to the construction, maintenance, and supervision of the public streets.

[C39, §4686.21, 4686.25; C46, §310.21, 310.25; C50, §308A.6; C54, 58, 62, 66, 71, 73, 75, 77, 79, 81, §312.6]

Referred to in §423B.3

Sat Dec

- There will be Community Catalyst Training in Brooklyn Iowa September 17th. It is intended that this program could help the city's efforts in the downtown east redevelopment site.
- Working with CDG to organize a "Business after Hours" Event where discussion or a Gateway Sign and Wayfinding Sign(s) for the industrial park will be discussed. We also hope to discuss Wastewater issues

related to industrial applications that could present treatment challenges. This meeting has been moved to October 10th.

- The Iowa Association of Council of Governments (ICOG) will be pushing the State Legislature to accept legislation that would allow local governments to establish Land Banks. The powers of a land bank would likely include
 - The ability to acquire property tax through tax foreclosure at low or no cost.
 - Hold property tax-free
 - Clear title and eliminate back taxes on acquired properties
 - Lease properties for temporary use;
 - And negotiate sales to developers that closely align with community priorities and needs.
- There has been some issues related to the use of Temporary Occupancy Permits. The City has tried to support its builder / Developer community and have been supportive with trying to react to the needs of their clients. However, over the past year we have ran into several examples of where Temporary Occupancy Permits have been abused or non-responsive. Thus, causing neighborhood complaints to rise. For this reason, city development staff have convened and have devised measures that can be implemented without needing to come before City Council for approval; for example streamlining processes to ensure to the appropriate width of sidewalk are being installed. However, there are other areas that will need City Council approval and guidance. For this reason, a Temporary Occupancy Policy will coming before City Council in the near future.

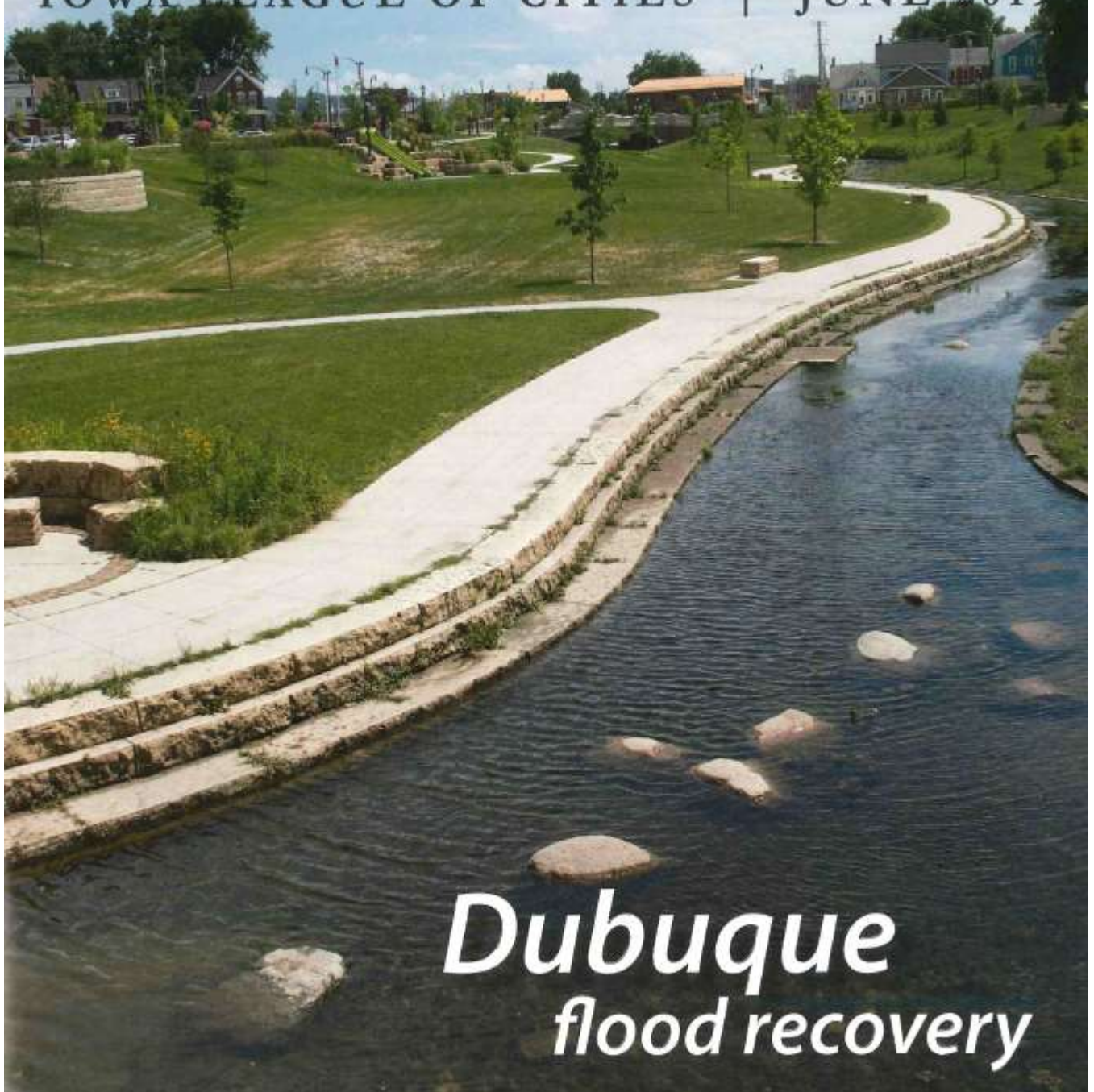
Follow up / Reminder Items:

- Little Lights project is nearing completion; however we are holding certificate of occupancy for the completion of the parking lot, which is anticipated to be completed in two weeks. For this reason another temporary certificate of occupancy has been approved by the building official. [Erin would like to give the City Council an official tour of the facility.](#) [She asked me to tally the interested parties.](#)
- [Hoover Hometown Days Wrap Recommendations will be presented at the October 21st meeting.](#)
- I will be attending the International City and County Manager Association (ICMA) in Nashville Tennessee (October 19 -24). Therefore, I will not be in attendance at the October 21st City Council Meeting. I still anticipate preparing the agenda and council packet.
- Iowa League of Cities Conference in Dubuque. The City of Dubuque has capital improvement projects that incorporates an outdoor amphitheater that also serves as a basin for rapid flowing water during flood conditions. This concept has been presented to the City Council several times including in the presentation by Impact 7G as a part of the Downtown East Redevelopment project. I had the opportunity to tour this facility with city officials in Dubuque who would be willing to give the city council a tour at some future date.



CITYSCAPE

IOWA LEAGUE OF CITIES | JUNE 2019



*Dubuque
flood recovery*





Dubuque's unique approach to flood recovery

Torrential rainfall in July 2016 caused flash flooding along many city streets in Dubuque. Photos provided by University of Iowa.

Lynn Anderson Davy | University of Iowa

Dubuque

Population: 57,637

Location: Dubuque county, located along the Mississippi River

Did you know: Bee Branch Creek will be part of the Mobile Workshops Bike Tour at the League's Annual Conference & Exhibit on Wednesday, September 25.

Around the State

Dubuque resident Allyson Noel used to dread the sound of dripping water because it meant the basement of her 1924 stone house was filling up with water.

The water would seep into the basement after a heavy rain or flooding along the Bee Branch Creek. As a result, Noel's unfinished basement was often unusable, and she was unable to access her washer and dryer. Her furnace, also in the basement, rusted and eventually stopped working.

"When the heater stopped working, I was expecting my second child," Noel says. "There was no way that I had \$5,000 to spend on a new heating unit."



Noel's situation isn't unique. In recent years, Dubuque has been plagued by severe flooding, and many homes within the watershed needed renovations. The Bee Branch Healthy Homes Resiliency Program was created to help provide just this kind of assistance.

A one-of-a-kind partnership between the Iowa Flood Center at the University of Iowa and the city of Dubuque, the program is helping residents in flood-prone areas of the city repair and flood-proof their homes while also providing health, education, and social support for a more secure future.

Since 2016, the Bee Branch Healthy Homes Resiliency Program has helped more than 75 Dubuque households make necessary water damage repairs and renovations. City officials hope to help a total of 300 homeowners before funding runs out and the program sunsets in 2021.

The program is part of the Iowa Watershed Approach, a multiyear flood-prevention and resilience project largely conceived and developed by the Iowa Flood Center. IFC experts brought technical expertise to the innovative flood-mitigation approach, helping the state secure the \$96 million federal grant. Since then, the Iowa Flood Center, Iowa's other state universities, and state and local organizations have been working with communities in nine flood-prone watersheds, including Dubuque's Bee Branch Creek.

The Dubuque project focuses on the human side of flood resilience. Participants in the Bee Branch Healthy Homes Resiliency Program get help with home repairs, as well as resources such as job training, child care, and medical aid.

"We look beyond just the physical challenges of flood-proofing a house or rental unit," says Sharon Gaul, resiliency coordinator for the Bee Branch Healthy Homes Program.

Working to diminish flood damage

Most flood recovery programs focus on rebuilding washed-out areas and reinforcing stormwater-management systems, which often overlooks the human aspect of disaster recovery.

"There's a reliance on science and technology to save us from flood disasters," says Eric Tate, an UI associate professor of geography whose expertise is flood-hazard mitigation and resiliency. Often the focus is on

stormwater infrastructure, but that's not enough. The other part of the solution, Tate says, is for local governments and nonprofit organizations to support underserved populations, who are often most affected by disaster.

"There's a strong rationale for focusing on vulnerable populations as well as a strong moral case for it," says Tate. "In Dubuque, we are focusing on helping people who are at greater risk during a flood in large part because they have fewer resources to safeguard their homes and health. In the long run, it's not only an equitable solution to mitigating risks, but also cost-effective."

Tate says he's excited to see a city tackling these social dimensions head-on. He's also enthusiastic about the university's role in the project. "The fact that the University of Iowa can be a part of the Dubuque project, and partner with the city from a research perspective, makes this a very different type of flood-resilience program."

Neighbors helping neighbors

In this program, participants receive a five-year, forgivable loan; agree to purchase homeowners insurance and, in some cases, flood insurance; and commit to staying in their homes for at least five years.

Noel heard about the Healthy Homes Program about the same time her furnace failed. Intrigued, she applied and soon learned she was eligible for a loan to waterproof her basement and replace the furnace.

"Since the work was done, no water comes in the basement, not a drop," says Noel. "I am definitely grateful. Just keeping the basement dry is a huge improvement, and it's made it much safer for my children. It's healthier for all of us."

Participants in the program are matched with advocates who help them navigate repairs and renovation and also connect them with resources such as mental health counseling, job training, and more.

As work continues, Tate and UI graduate students will analyze interview data from Healthy Home participants. By the end of the grant, they will assess the success of the program and make recommendations about future flood-resiliency efforts.

Lynn Anderson Davy, University of Iowa

