

BAXTER CITY COUNCIL MINUTES
Work Session
February 7, 2018

Mayor Darrel Olson called the Work Session to order at 6:30 p.m.

Council Members Present: Mayor Darrel Olson, and Council Members Quinn Nystrom, Steve Barrows, Todd Holman, and Mark Cross

Council Members Absent: None

Staff Present: City Administrator Bradley Chapulis, Public Works Director Trevor Walter, Community Development Director Josh Doty, and Assistant City Administrator Kelly Steele

1. 2019 Greenwood Road Improvements Project

Scott Hedlund, consulting engineer with SEH, explained this is a follow up to discussion at the November 15, 2017 Cypress Drive open house regarding flooding that occurred in the fall of 2017 on private property adjacent to the Cypress Drive project limits.

The study considered four alternatives to reduce flooding in the lowland area. None of the options include a traditional gravity storm sewer connection to the proposed Cypress Drive storm water management system because it is not feasible due to elevation constraints. Hydrocad modeling software was utilized in evaluating existing conditions and proposed alternatives. Soil borings completed in 2016 with the Cypress Drive project indicate the groundwater elevation is approximately 1188 +/- in the area which is the basis of the modeling. Recent survey data collected shows the structures on the problem lots were constructed at elevations of 1189.5 +/-, which is lower than structures on adjacent parcels by approximately 4-6 feet.

Alternative one provides the existing lowland area to the north and west of 7980 and 8006 Greenwood Road is proposed to be re-graded into a large pond in order to maximize the available storm water storage in that area. Due to the proximity of this area to groundwater and adjacent lowest structure elevations, in order to be effective, the pond will need to be shallow and have a large footprint. This option requires the purchasing of seven parcels. An enhancement to the proposed pond would be to construct another cell on the east side of Cypress Drive and connect it with an equalizer culvert under the road. This enhancement would require purchasing property from one additional parcel. This alternative also proposes to enlarge a series of existing ditches along Greenwood Road by grading and connecting them with culverts so they function together. The main purpose of the ditches is for conveyance; however, they will provide some infiltration and storage. A proposed storm sewer overflow structure with piped outlet between 7970 and 7980 Greenwood Road would route excess runoff from the ditches to the proposed pond to the north. Also included with alternate one is the construction of a berm along the north sides of the enlarged ditches on the north side of Greenwood Road.

Alternative one would require significant property acquisition, clearing and grubbing of the 100-foot-wide buffer area between the residential and commercial properties, wetland mitigation permitting, and private utility relocation/lowering along Greenwood Road.

Alternative two would include a portable pump to pump down the existing low area north of and newly constructed private pond on 7980 and 8006 Greenwood Road via force main to the proposed Cypress Drive storm water pond in the southwest quadrant of the Cypress Drive Industrial Park Road intersection. This is not envisioned to be a traditional permanent lift station. Rather permanent buried infrastructure would be constructed to accommodate connection of a portable pump. Included with alternative two is the proposed enlargement of a series of existing ditches along Greenwood Road by grading.

Alternative two would require property acquisition, clearing and grubbing, private utility relocation/lowering along Greenwood Road, and likely wetland mitigation permitting.

Alternative three has two options. Option A would include pouring a concrete retaining wall north of the primary living structures and raising the remainder of the site including garage foundations by four feet. This would be the same elevation as the windows at the front of the buildings. This would require four feet of fill outside of the retaining wall, the addition of steps inside the retaining wall area to the existing doorway, and a sump pump with drain tile.

Option B would include raising the entire primary living structure buildings four feet and pouring a new eight-foot-tall concrete foundation wall, in addition to raising the garage foundations four feet. This would require filling around the buildings and raised garages approximately four feet to provide frost protection of the new elevating footings. Demolition and replacement of the interior of the lower living units is also included.

Alternative four is for the city to purchase and raise 7980 and 8006 Greenwood Road. This site would be converted back to green space. The lower portions of the lot would supplement storm water storage in the existing low area north of the properties. To defray the costs of this alternative both in the short and long term, it is possible that the City could eventually sell the lots for redevelopment. Any new development would need a property site plan including a storm water plan.

Mr. Hedlund summarized the costs for the alternatives to be between \$170,164 to \$541,825. Funding options could include private property owners bearing 100% of the costs, a combination of the city and property owners sharing the costs, or the city bearing 100% of the costs. If a project were city-lead, levying special assessments to properties within the drainage area boundary may also be an option.

Mr. Hedlund recommended the study be reviewed with the property owners of 7980 and 8006 Greenwood Road for their input on the next steps.

This project could be constructed independently of the 2018 Cypress Drive project with the exception of the pond expansion to the east side of Cypress Drive. With this enhancement the culvert pipe under Cypress Drive would need to be installed with the 2018 Cypress Drive project to avoid disturbing a new road in the future.

Council Member Nystrom expressed concern that the four-unit building could receive three assessments in the future.

The Council directed Mr. Hedlund to discuss the options with the property owners, including the owners of the four-unit building, and bring their opinion back to a future council work session.

ADJOURN:

MOTION by Council Member Barrows, seconded by Council Member Nystrom to adjourn the council work session at 6:55 p.m. Motion carried unanimously.

Approved by:

Respectfully submitted,

Darrel Olson
Mayor

Kelly Steele
Assistant City Administrator