

Staff Report

**FOLLOW UP ON ANNEXATION OF 2212 OAKWOOD ROAD
(CHRISTOFFERSON PROPERTY)**

June 11, 2013

On May 28, the City Council held a public hearing regarding the voluntary annexation of properties at 2212 Oakwood Road (see Location Map). The properties are owned by Floyd and Anna Christofferson.

After the public hearing, the Council approved Resolution 13-228 approving this voluntary annexation. Having heard concerns from neighbors regarding stormwater run-off in the area, Council also directed staff “to work with the developer and neighbors to explore going beyond existing Codes with regard to storm water management and to look at additional expectations to protect future and adjacent properties.”

Owners’ Withdrawal of Annexation Application

Three days following the Council’s approval of the annexation, on May 31st a letter was delivered to the City Manager’s Office by Floyd and Anna Christofferson withdrawing their application for annexation of those properties.

Iowa Code allows either the property owner or the applicant to withdraw a voluntary annexation application within three days of the public hearing. On May 28, 2013 Kurt Friedrich, the applicant, waived this right to withdraw the application. However, Floyd and Anna Christofferson, the property owners, did not waive this right. In their letter withdrawing the application, the Christoffersons did not state any reasons for their action.

Drainage Discussion with Developer and Neighborhood

As directed by City Council, on June 6th Public Works staff held a meeting to discuss stormwater management concepts of the proposed Christofferson development as they relate to concerns from the adjoining existing subdivisions. In addition to staff, those in attendance included Kurt Friedrich, Scott Renaud (developer’s engineer), Steve Jones (engineer hired by Chris Williams), Mark Stephenson (Oakwood Church), Marty Martinez (2311 Suncrest), and Brian Birkland (2914 White Oak). Chris Williams, who spoke before City Council regarding the annexation, was invited but was unavailable to meet on this subject before July. Floyd Christofferson had accepted the invitation, but at the last minute was unable to attend.

Scott Renaud gave an overview of the previous land developments and current land ownership in the area. Mr. Renaud had previously met with Mr. Jones to discuss the proposed Christofferson development stormwater management plan and its interactions

with other developed areas, current and future. **While it was previously mentioned to Council that Mr. Jones had prepared a report regarding concerns with the proposed plan, he said no such report has yet been written. However, he will be preparing a written synopsis for the neighborhood.**

The neighbors were asked about their experience with water problems in the area. They commented that **they have not heard of any surface water damage to area homes**, but that **damage had occurred based on sump pump failure**. This happened because of pumps malfunctioning or the power going out (Alliant Energy territory). It was mentioned that water flows southeast from the church property and ponds in the back yards and in White Oak Drive, immediately to the east. However, this water is temporary and has not caused damage to any homes.

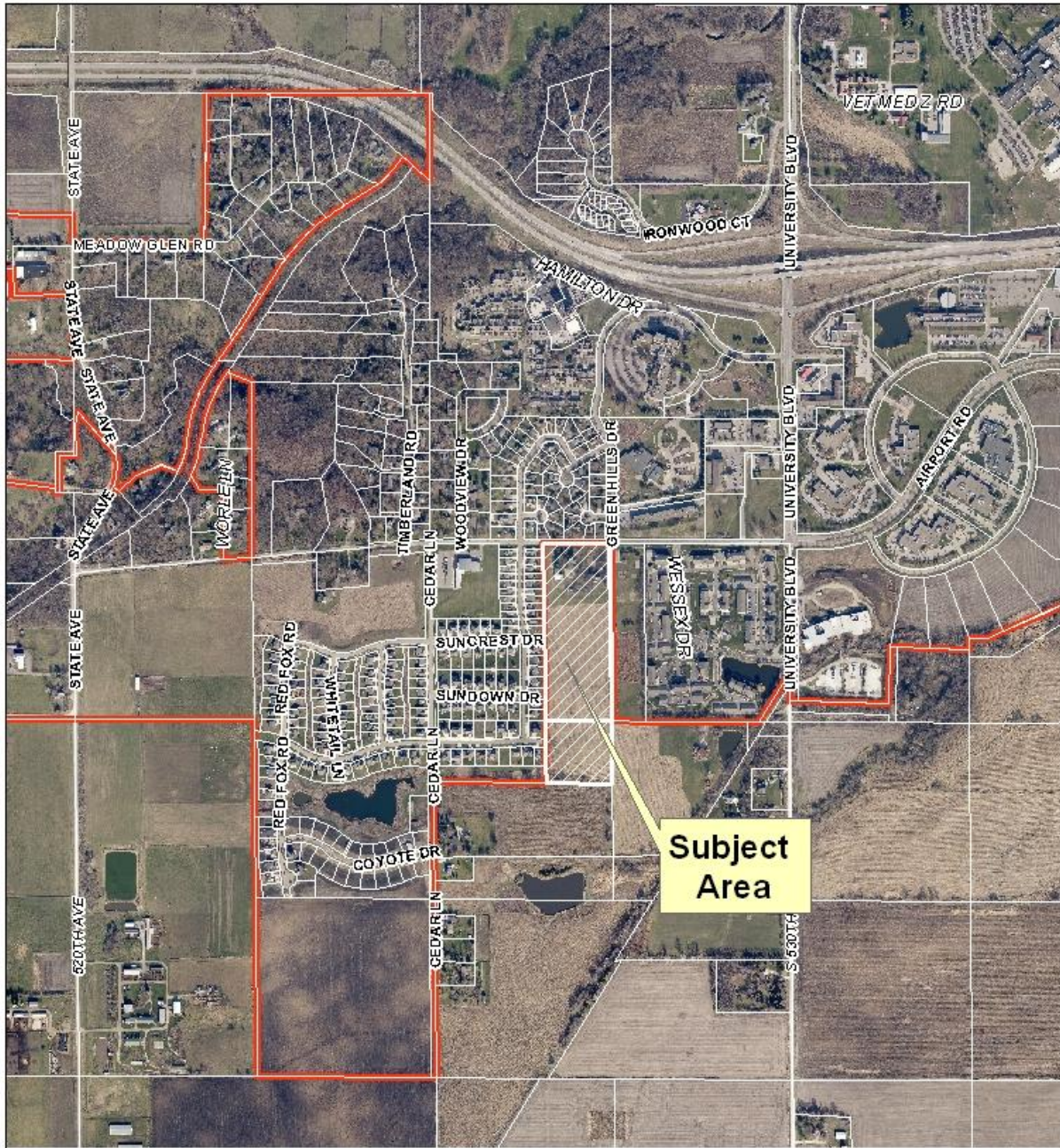
Mr. Renaud then explained the stormwater management plans for the existing subdivisions and gave details of the proposed stormwater management approach planned for the Christofferson development. Major planned components include:

- The existing drainage way south of Cottonwood Road will be regraded, deepened by 6' to 8', a low flow meandering channel will be created, and native plantings will be established. Mr. Jones felt this would greatly help groundwater issues for the homes along Cottonwood Road.
- The new storm sewer along the general area of the Cottonwood Road extension would be sized to carry greater than a 100 year storm (current standard is a 5-year design storm). This sewer will be extended to the current flow connection in Wessex or will be released into a new open channel. Mr. Jones felt this was a reasonable plan.
- The Christofferson development will include a 40' detention and stormwater flow area along the western boundary with Suncrest Subdivision along subdrain tiles through this area. Mr. Jones thought this would help alleviate groundwater issues for those Suncrest homes along White Oak Drive. An 80' detention area with subdrain tiles will also be installed along the eastern boundary of the development.
- Improvements are planned for the southeast corner of Oakwood Church. An additional intake will be installed on the existing line to help alleviate the temporary ponding in that area. Additionally, a subdrain tile will be installed along the south line of the church abutting the rear yards of homes along Suncrest Drive. These improvements should mitigate the issues in this area.
- The developer is also working with the Parks and Recreation Commission to install new berming and storm sewer in the northeast corner of Christofferson Park. This is to mitigate the garage flooding previously experienced in Wessex.

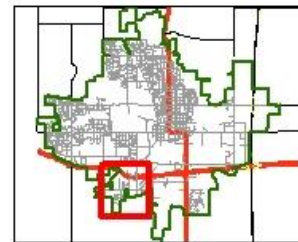
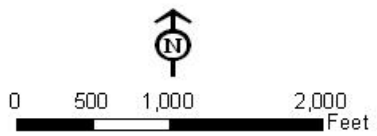
The issues noted above have mainly been groundwater related, and damages have been caused by sump pump failures and power outages. The improvements that are

previously mentioned are generally above, or in addition to, what is normally required for stormwater management in new subdivisions. **In general, Mr. Jones and the neighbors felt that the proposed plan was reasonable and should address many of the current water issues.** Mr. Jones will take a more detailed look at the proposal and prepare a written response for the neighborhood.

Staff will continue to work with all interested stakeholders to identify ways to address the storm water concerns in this area. Should the owners of the Christofferson property again desire to seek annexation, a new application will need to be submitted and the full annexation process will again need to be followed.



Location Map
2212 Oakwood Road



Christofferson Stormwater Meeting Minutes Thursday, June 6, 2013

Attendees:

Kurt Friedrich

Scott Renaud

Marty Martinez (2311 Suncrest – lived there 1 year; south of church)

Brian Birkland (2914 White Oak Dr. – lived there 12 years)

Steve Jones (hired by Chris Williams)

Eric Cowles

Tracy Warner

John Joiner

Mark Stephenson (helped church build in county)

**Floyd Christofferson & Chris Williams were also invited but unable to attend*

- Steve Jones met with Chris Williams & walked the subdivision to analyze drainage issues
- Steve met with Scott Renaud last Friday for 2 hours to better understand drainage plan
- Steve has identified a couple of technical issues that we can talk about today & he will issue a written synopsis to homeowner's association
- Scott gave an overview of land ownership in the area, history of storm sewer system, pre-development ponds, planned/developed ponds, and existing tile
- Suncrest 1 is standard subdivision
- Suncrest 2 had drainage easements in backyards; however, private utilities put utilities in these areas and homeowners built fences that block flow
- Ringgenberg 1 has green space with bioretention areas in backyards with drainage tiles that lead to storm sewer and then to pond
 - ISU farm land run-off passes through site
 - 20 ft. deep forebay, 12 acres +/- wetlands, and then detention/retention basin
 - Twin 24" storm sewers under Cedar Lane to act as overflow for very large storms (overtopped in 2010)
- Ringgenberg RM – in 2 drainage areas (part to north across Oakwood and part to storm sewer in Oakwood Rd.)
- Ringgenberg 1 W.S.E. was set with 2 ft of freeboard to lowest egress window of adjacent homes (elevations provided to realtors)
- Sump pump connections to storm pipe (not surface into bioretention) in accordance with COA plumbing code
- Check valves are required to prevent backflow from subdrain
- In Suncrest, sump pumps are connected to subdrain/storm sewer in the street (not tile in back yards)

- Who owns tiles in backyards – COA has within easements?
- Do homeowners know there's an easement in their backyard, and there are designs to have a wet area in their yard?
- Church site: south drainage area of church – there's a berm system and the area is flat; there's a beehive grate in the corner
 - Surcharging of pipes at Suncrest/White Oak and backyard (18" and 15" near church lot) in large 2010 flood events (for ½ hour +/-)
- Poor electrical, in smaller rain events even; about once a month Mr. Birkland's power goes out
- Ringgenberg RM:
 - Church ponds runoff in their parking lot (within 1ft of door in 2010 flood events)
 - RM development will tie into the existing 12" pipe
- Does City have plans to lower Oakwood Road?
 - When church was built they were trying to figure out elevations and flood storage; these will need to be considered if Oakwood Rd. is improved
- "New" / Proposed development with Christofferson property
 - Connect to Cottonwood – have 100' open channel flow behind; would include removal of existing tile
 - New channel will lower grade 6-8 feet (this will help lessen ground water issues for homes on Cottonwood)
 - 80' open space on east side of development (near park) would include a drainage swale (with tile)
 - Having discussions with Parks Commission re: open channel vs. closed pipe flow in 2 areas through park
 - Large storm sewer - min. 48" pipe (sized in excess of 100-yr storm) through Cottonwood to park
 - Drainage swale with tile in 40' along west portion of new development in open space (against existing homes with White Oak Dr. address)
 - Are there any recent soil reports that would tell existing water (ground water) elevations?
 - 2403 Cottonwood has continued to do drainage improvements and was wet even last year – COA will test for potable water (resident has talked to Chris Williams but not COA)
 - Steve's opinion is that work south of Cottonwood will really help drainage in the area, as well as large pipe; routing and double-check Wessex pond can handle flows; is there a max release from Wessex pond?
 - Back of church – groundwater issues year-round (on/off cycle is hard on them and burns them out)
 - Install additional intake 20' north of existing intake, plus add tile west of intake along church property