

Iowa Flood Mitigation Program (FMP) Flood Mitigation Project Application

I. Applicant Information

A. Applicant/Community Name	B. Address		City, State, Zip Code	
Waverly	200 1st Street NE		Waverly, IA 50677	
C. Point of Contact (POC) Name for Project	POC Title	POC Agency	POC Email	
Mike Cherry	City Engineer	City of Waverly	mike@ci.waverly.ia.us	
POC PO Box and Zip Code	POC Street Address	POC City, State, Zip Code	POC Phone	
P.O. Box 616, 50677	200 1st Street NE	Waverly, IA 50677	319-352-9065	
Alternate POC Name or Authorized Representative	Alt POC Title	Alt POC Agency	Alternate POC Email	
Phil Jones	City Administrator	City of Waverly	phili@ci.waverly.ia.us	
Alt POC PO Box and Zip Code	Alt POC Street Address	Alt POC City, State, Zip Code	Alt POC Phone	
P.O. Box 616, 50677	200 1st Street NE	Waverly, IA 50677	319-352-9211	
D. Federal Tax ID # / FEIN	E. County Name	F. US Congressional District(s)	State Legislative Districts	
[REDACTED]	Bremer	1	Senate 32	House 63
G. Is the Applicant/Community participating in the National Flood Insurance Program (NFIP)?			Community's CID Number	
Yes			190030	

II. Project Cost Information Code of Iowa, section 41B.4, subsection 2

A. Identify the requested funding source:

Sales Tax Increment

B. Project Budget Summary

Phase 1 (Cedar River)- Inflatable Dam	\$	4,223,898.00
Phase 2, Section A, Dry Run Creek (DRC) - Eng./Contractual Services	\$	190,000.00
Phase 2, Section A, (DRC)- Envir. & historic preservation reviews (BHP)	\$	10,000.00
Phase 2, Section A, (DRC) - Property Acquisition & Easement	\$	20,000.00
Phase 2, Section A, (DRC) - Construction	\$	1,240,000.00
Phase 2, Section A, (DRC) - Management Costs	\$	30,000.00
Phase 2, Section A, (DRC) - Other		
Phase 2, Section B, (DRC) - Engineering/Contractual Services	\$	236,000.00
Phase 2, Section B, (DRC)- Envir. & historic preservation reviews (BHP)	\$	10,000.00
Phase 2, Section B, (DRC) - Property Acquisition & Easement	\$	159,000.00
Phase 2, Section B, (DRC) - Construction	\$	1,540,000.00
Phase 2, Section B, (DRC) - Management Costs	\$	30,000.00
Phase 2, Section B, (DRC) - Other		
Phase 2, Section C, (DRC) - Engineering/Contractual Services	\$	370,000.00
Phase 2, Section C (DRC) - Property Acquisition & Easement	\$	10,000.00
Phase 2, Section C, (DRC)- Envir. & historic preservation reviews (BHP)	\$	522,000.00
Phase 2, Section C, (DRC) - Construction	\$	2,380,000.00
Phase 2, Section C, (DRC) - Management Costs	\$	30,000.00
Phase 2, Section C, (DRC) - Other		
Total Project Budget Summary	\$	11,300,898.00

C. Project Funding Source

Identify all anticipated funding sources for the project and the amounts. Code of Iowa, section 41B.4, subsection 2

State that you have applied for and/or received approved federal financial assistance. Code of Iowa 41B.4, subsection 3b.

Please insert additional rows as needed.

Identify source	Applied/ Received	Federal \$	Local \$	Sales Tax Increment	Table Adjustment	TOTAL
Phase 1, Inflatable Dam						\$ -
Federal EDA	Received	\$ 3,167,923.00				\$ 3,167,923.00
Federal CDBG	Received	\$ 1,055,975.00				\$ 1,055,975.00
Phase 2 - Dry Run Creek						\$ -
G.O. bond, Property Tax Abated			\$ 1,430,000.00			\$ 1,430,000.00
G.O. bond, STIF Abated	Applying			\$ 5,647,000.00		\$ 5,647,000.00
Total Project Funding Source		\$ 4,223,898.00	\$ 1,430,000.00	\$ 5,647,000.00		\$ 11,300,898.00
% of Total Cost		37.38%	12.65%	49.97%		100%

1,429,996
5,647,004

Adjustments
made 12-5-13
by Mike Cherry
MJC

III. Project Plan Summary

A. Provide a brief description of the project. Identify separately each component of construction or reconstruction included in the project. This is a summary of Tab B - Project Plan. Code of Iowa section 418.4, subsection 2

The Waverly Flood Mitigation Improvements consist of mitigating flood hazards from the Cedar River and Dry Run Creek which have overlapping flood plains. After the 2008 Cedar River flood the Waverly Dam was reconstructed with an inflatable dam that was completed in November of 2011 and effectively eliminating the threat of flooding from the Cedar River for 450 homes and businesses (Phase 1). However, most of these homes and businesses are still at risk of flooding from the Dry Run Creek and the City of Waverly is proposing to complete flood mitigation improvements that will permanently remove these properties from the FEMA 100-year floodplain.

In January 2012 a Dry Run Creek flood mitigation feasibility study was completed that included public input and informational meetings. The Dry Run Creek improvements are divided into three sections to better facilitate construction scheduling. Upon entering into an agreement for state funding assistance the City of Waverly will immediately begin flood mitigation work starting with the section "A" of the Dry Run Creek from 4th Street SW (IA116) to W. Bremer Avenue (IA3) with construction occurring in 2015. The section "B" of the Dry Run Creek from W. Bremer Avenue (IA3) to 7th Street NW is projected to be constructed in 2015-16; and construction of section "C" of the Dry Run Creek from 1st Street SW to 4th Street SW (IA116) is projected to also be built in 2015-16.

B. How will the project mitigate future flooding of property that has sustained significant flood damage and is likely to sustain significant flood damage in the future? Code of Iowa, section 418.9, subsection 10, 2a Explain:

West of the Cedar River, downtown and residential neighborhoods are vulnerable to flooding from the Dry Run Creek during heavy local rainfall events. The City's Dry Run Creek Improvements project is designed to increase conveyance through modifications to the channel and improvements to the box culverts.

The improvements will enable passage of water equivalent to what would be a 100-year flood event within the stream banks, significantly reducing potential damage to surrounding properties and risk of injury or death to residents from major flash flood events. Furthermore, the improvements create a natural greenway and riparian corridor, easily accessible by the City for channel maintenance with potential recreational access for the public. Hydraulic analysis indicates that this project will eliminate widespread flooding for a 100-year rainfall event and permanently remove 450 commercial and residential properties and two state highways from the 100-year FEMA floodplain.

C. How does the project address the impact of flooding both upstream and downstream from the project area? Code of Iowa, section 418.9, subsection 10, 2b Explain:

There is no adverse impact upstream or downstream because the Dry Run Creek Improvements are within the developed part of town and extend to the Cedar River. Additionally, local development regulations require that all new subdivision and building projects install stormwater management facilities to further mitigate flood concerns. In Waverly, all future development within the Dry Run Creek and Cedar River watersheds must comply with local watershed regulations (Waverly Municipal Design Standards, December 2002). Waverly's regulations effectively require all new development to limit the rate of stormwater discharged to not more than the 5-year undeveloped condition.

D. Describe how the project conforms to any applicable floodplain ordinance and identify the ordinance. Code of Iowa, section 418.9, subsection 10, 2b

The City of Waverly is a participant in FEMA's Flood Insurance Program and actively manages the regulatory requirements for developing and constructing within the designated floodplain. The proposed Dry Run Creek Improvements project mitigates flooding by enlarging the channel and removing obstructions (undersized box culverts) from the channel.

E. Describe how the project is sufficiently valuable to the economic viability of the state or is of sufficient historic value. Code of Iowa, section 418.9, subsection 10, 2c

The Dry Run Creek runs through a historic residential section of the City of Waverly, west and parallel to the Cedar River. Engineering analysis indicated that floods approaching a 10-year recurrence interval would overtop the existing channel banks and a 100-year flood would impact several hundred homes and businesses. The City of Waverly has identified properties in the area that provide an historic, cultural or architectural benefit to the community. These properties are classified as a "key" or "contributing" component to the overall community. The Dry Run Creek channel improvements eliminate or reduce the impacts of flooding to over one hundred fifty-eight (158+) properties noted as "contributing" and eighty-five (85) properties noted as "key" which are located within the current Dry Run Creek FEMA floodplain. Additionally, the improvements will prevent state highways 3 and 116 from being overtopped.

F. How is this project essential to meet the necessary expenses or serious needs of the governmental entity related to the flood mitigation? Code of Iowa, section 418.9, subsection 10, 2h Explain:

The conveyance of stormwater within the Dry Run Creek watershed remains poor with the 10-year flood overtopping the banks. Flooding on the Dry Run Creek in 1968 resulted in the loss of two lives and caused significant damage and expense. Recent flooding on the Cedar River in 2008 resulted in about \$15 million in local, state and federal expenses for flood recovery, mitigation and protection. Private property damage and lost business were also in the millions of dollars.

G. Provide the extent of nonfinancial support committed to the project from public and nonpublic sources. Code of Iowa, section 418.9, subsection 10, 2e

Since 2009 when the City approved proceeding with the Waverly Inflatable Dam there is \$9.5 million nonpublic capital investment, completed or planned, within the mitigated floodplain and includes:

- Fareway Store \$2.5 million Completed 2010
- Water Street Grill \$200,000 Completed 2010
- St. Paul's Church & School \$3.8 million Starting 2014
- BNKD, Inc \$500,000 Starting 2014
- Jr. High Redevelopment \$ 2.5 million Ongoing

Mitigation of the floodplain within the Dry Run Creek area could result in additional redevelopment and renovation of property in this historically significant neighborhood.

H. Describe the coordination with other watershed management measures as applicable. Code of Iowa, section 418.9, subsection 10, 2f

The completion of the Waverly Flood Mitigation Improvements, consisting of the Inflatable Dam on the Cedar River and Dry Run Creek Improvements, will permanently remove 450 homes and businesses from the FEMA floodplain and allow for the remapping of the Flood Insurance Rate Maps. Additionally, the nature of the improvements do not have any flood protection levees or walls that would requiring regular inspection and certification.

I. Describe how this project is consistent with applicable comprehensive, countywide emergency operations plan in effect and other applicable local hazard mitigation plans. Code of Iowa, section 418.9, subsection 10, 2g

The public's involvement, knowledge and support for the Waverly Flood Mitigation Improvements on either the Cedar River and/or Dry Run Creek are extensively acknowledged throughout the City of Waverly's Hazard Mitigation Plan Update, June 2009.

Additionally, the City has a Plan of Action for Flood Response and Bremer County's Emergency Management Agency has an active Community Emergency Response Team (CERT).

J. Description of Project Location (i.e. Latitude and Longitude (minimum 6 digits after the decimal), Neighborhood, Subdivision, Geographic Boundaries, Driving Directions, etc.)

Phase 1 (Cedar River) - Inflatable Dam - 300' upstream of Bremer Avenue (IA3) Bridge over the Cedar River. This phase was completed in 2011.

Phase 2, Section A, (Dry Run Creek (DRC))- from the intersection of 4th Street SW (IA116) & 2nd Avenue SW to near the intersection of W. Bremer Avenue (IA3) & 6th Street NW

Phase 2, Section B, (DRC) - from near the intersection of W. Bremer Avenue (IA3) & 6th Street NW to near the intersection of 7th Street NW & 6th Avenue NW

Phase 2, Section C, (DRC) - from near the intersection of 1st Street SW & 7th Avenue SW to the intersection of 4th Street SW (IA116) & 2nd Avenue SW

K. Number of people and properties protected as a result of the completion of the entire proposed project:

# of People	983
# of Residential Properties	406
# of Commercial Properties	50
# of Public Properties	
# of Critical Facilities	2
Total # of Properties:	458

IV. Work Schedule

A. List the major milestones for this project.

Task	Months/Years from Award		Responsible Party
	Start	Complete	
Phase 1 - Waverly Inflatable Dam Project (Complete)	Jan-09	Jan-12	City of Waverly
Phases 2 Dry Run Creek (DRC) - Prelim. Design/Study (Complete)	Aug-12	Jan-13	City of Waverly / Hired Consultant
DRC FEMA CLOMR	1	4	City of Waverly / Hired Consultant
Phase 2 (DRC) - Permitting	1	4	City of Waverly / Hired Consultant
Phase 2 (DRC) - Final Design	1	12	City of Waverly / Hired Consultant
Phase 2 (DRC) - Property Acquisition	1	15	City of Waverly / Hired Consultant
Section A (DRC) - Construction	16	24	City of Waverly / Bid Contractor
Section B (DRC) - Construction	20	36	City of Waverly / Bid Contractor
Section C (DRC) - Construction	20	36	City of Waverly / Bid Contractor
Total Project Duration:	8 Years		

V. Certifications

To the best of my knowledge and belief, I certify that all data in this application packet is complete, true and correct. The governing body of the applicant has duly authorized this document and hereby applies for assistance as documented in this application. The applicant understands that the project shall not proceed until Flood Mitigation Board approval is granted.

Bob Brunkhorst
Signature of the Chief Executive Officer

Bob Brunkhorst
Name of the Chief Executive Officer

Mayor
Title

City of Waverly
Organization

November 4, 2013
Date

319-352-9211
Phone Number

temporarily unavailable
Signature of the Authorized Representative

Phil Jones
Name of Authorized Representative

City Administrator
Title

City of Waverly
Organization

November 4, 2013
Date

P.O. Box 616 / 200 1st Street NE
PO Box / Street Address

Waverly, Iowa 50677
City, State and Zip Code

319-352-9211
Phone Number

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Email Address