

MINUTES/FLOOD RESPONSE COMMITTEE
Friday, July 11, 1997 - 3:00 p.m.

Members present: Hafner, Bakken.

1. Matter of additional application to State Hazard Mitigation Grant Program for FEMA 404 funds.

Howard Swanson, city attorney, reported that Ken Vein had received call from General Sagsveen alerting us that the State Mitigation team was going to be meeting Monday afternoon and allocating additional funds under 404 Acquisition Program; that they are in possession of applications from Fargo, Wapheton, Cass County, and also considering aps. from Walsh and Barnes County; that he wanted us to be aware that if City wanted to have any application considered, would need to submit an application by Monday. He stated that the Tri-Chairs brainstormed on what area they could look at to submit another application (map displayed showing areas already applied for - in Riverside, Central and Lincoln Park) and discussed which areas should be designated for these funds and were asking for committee's direction. He reported that Mr. Vein thought any property that backs up to the river from 8th Ave.S. to Belmont Coulee, and that would include Elks property, Olson and Elmwood Drives and Belmont Court (not all are 50% damaged); another thought do some commercial property, and third area - into Riverside Drive area (those areas most vulnerable to repeated flood damage). He stated they haven't been able to put together any numbers but if took everything from south end of Sun Beam to the north edge of Riverside Park abutting the river, talking about \$38 million, and that's beyond scope of this funding, and wouldn't want to use 404 monies because can't rebuild, so strategically have to identify where don't think it's likely anything would be rebuilt except perhaps for recreational uses.

It was noted that there are a number of houses along Plum not included in Phase I (south end of Plum higher than north end). Committee question amount of funding; Mr. Swanson said they didn't know but if have application between \$5-10 million range thinks receive favorable consideration.

Several council members, incl. Tom Hagness, Cindy Beyer, Bob Klave and Ann Sande were present; and there was considerable discussion re. a number of areas in the city which were suggested to be included: Vail Circle area, 24th, Crescent; properties in Sun Beam area, expanding Lincoln Park area to include additional properties, property along Olson and Elmwood

Drives, and Koininia. Sande suggested including portion of downtown, east of the alley between 3rd Street and 2nd Street. Beyer stated she would like committee to consider under the voluntary acquisition with the 404, those properties along the river that have potential of flooding, don't want them there anymore, and if include in this application, could always remove them. Committee asked if they could shift funds to other areas; Mr. Swanson stated they would need approval to go outside the identified area, not everyone will participate and issues on valuation not certain when made application, and there is some flexibility - won't draw funds until have closing statement

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and draw actual dollar amounts. He stated that if they were to identify other properties they could consider that in allocation reserved for us in the future; there has to be some justification under 404 that properties acquired are consistent with goals of the program and that is flood damage mitigation. He stated concern that public expectations being raised to a level that the City could never fulfill; he stated that by number of people who have contacted the office for buyouts, that there are concentrations of people who are interested in participating in the acquisitions.

Mr. Swanson stated that based upon average values of properties seeing before, probably seeing application for up to \$15 million. If looking to acquire most properties for least amount of money, concentrate on Central, Lincoln and Riverside areas.

Committee stated they would want to utilize funds to buy out low-lying properties where the City doesn't want people to rebuild, and to make sure get as many people out of harm's way, should be goal of City. Mr. Swanson stated that the fact that City submits application to the State for funding doesn't tie 404 covenant restrictions to that property until actually acquired that property with 404 monies, so if decided later that particular property should be left open for redevelopment could acquire with CDBG funds.

Mr. Swanson stated that only thing need to be concerned with to give yourselves ultimate flexibility is 404 program will not allow flood control structure on 404 properties without waiver. He stated that the comment he made earlier was that he didn't think we should reduce our options or flexibility in the hopes of achieving or obtaining an additional waiver. Mr.

Hagness questioned until know where dike going to be how use 404 funds. Mr. Swanson stated that in looking at 404 funds, need to keep in mind what allows most flexibility for flood control in the future.

Mr. Swanson stated that in theory have said that anyone 50% or more damaged within the 100-year flood plain is one phase, and have ap-proval of Phase I, A through G, but haven't identified by specific address anything other than A through G, which is the 294 pro-perties; that Phase II are structures in the 100-year flood plain suffering 50% or more damage and are in the process of identifying. He stated they would call area in this application 1A.

There was some discussion re Valley Memorial Nursing Home, rep. of FEMA stated that private non-profit organization can apply for hazard mitigation grant program funds if they have right tax application and if providing governmental type service.

Bakken stated he thinks they need to clean up as much of area along river where don't want people living anymore as a city, and also if have to fight flood next year on a secondary line, would like to have as many places bought up that would end up on wrong side of secondary defense if have to use one.

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Moved by Bakken and Hafner to authorize Tri-chairs to submit application for additional funding for buyout program in area identified as starting at Minnesota Avenue with areas that are unprotectable south to the south side of Belmont Coulee area that are not in the footprint of any possible dike.

There was some discussion re. motion, to exclude Reeves Drive, and that they would only be looking at parameter of existing properties approved in Central Park, and from 8th which is parameter of Lincoln Park where program already approved, so have expanded program from Lincoln Park area to Belmont Coulee in the lowest reaches and slightly expanded Central and Lincoln.

Bakken asked that they keep in mind second line of defense as part of the plan.

Upon call for the question, the motion carried.

2. Matter of bid opening for City Hall asbestos abatement.

Tom Nonweiler, M.A.Mortenson Company, reported they had solicited bids for asbestos abatement in lower lever of City Hall and submitted tabulation of the 5 bids received, low bid received in the amount of \$17,229.00 from Enviro Safe Air, Inc. and would recommend acceptance of their bid. Moved by Bakken and Hafner to accept the low bid of Enviro Safe Air, Inc. in the amount of \$17,229.00. Motion carried. (Comm. only)

It was moved by Bakken and Hafner to adjourn; meeting adjourned at 4:00 p.m.

Alice Fontaine
City Clerk

Dated: 7/11/97