

BURLINGTON CITY COUNCIL PARTIAL PUBLIC HEARING TRANSCRIPT

JUNE 14, 1984

1 **MAYOR PRO TEM DOYEL:** Item 5 on agenda is Gages Slough.

2 **CITY SUPERVISOR KERSEY:** Unintelligible. ...also included is ltr
3 received a week and a half ago fm FEMA ... FEMA's review of the DOE
4 appeal...unless they provide new information within the next 30
5 days...FIS process for conversion fm emergency program to regular will
6 continue. DOE has 30 days to provide more information. Unless they
7 have it their appeal will not be accepted at this time...

8 **DOYEL:** I've got a question. Are we required to hire a professional
9 consultant and how does that fit in with the proposed county study?

10 **KERSEY:** Well we are constrained with the appeal process until the 22nd
11 of June if I read this letter from FEMA correctly. We would start our
12 six month phase at that time in order to develop our floodplain
13 ordinance.

14 **NOTE:** TAPE TURNED OVER.

15 **KERSEY:** (In progress). ...is an involvement that came about by the
16 request of CFOG to the county and the City of Burlington to review
17 rather Gages Slough should be called a wetlands, a shorelines, and this
18 is part of the process. The study was requested by the county, to start
19 the process to see if there should be any change in the designation of
20 Gages and if there should than what the designation should be,
21 determining where the water comes from and where its going.

22 **PETE SHANIN:** (Chairman of the Burlington Land Use Committee, a citizens
23 property rights group): I came and spoke to Stan because I was concerned
24 that ... the council be prepared with the proper ordinance when the
25 ordinance is needed. I don't think that we need to add a third study to
26 the work that the COE and Dames & Moore has already done. I think that
27 there are some technical issues that have to be addressed, in whatever
28 ordinance the council passes. I think there are both technical problems
29 and political problems. I think the council is going to need some
30 technical assistance to put together a good ordinance. The technical
31 people are going to need some time to give you the input you need. I'm
32 encouraging you to employ somebody now. I don't see this as a big deal
33 study. But I think somebody that is well qualified in hydrology would
34 be good to have on board. To give you some advice on what you might do
35 to respond to FEMA's requirements. That's my concern.

36 **STEVE LADD, CITY PLANNER:** I have made it my policy every time floodplain
37 management has came up to stress the need for topographic data. As for
38 the Gages Slough study goes I think that it would only be to the good to
39 accumulate that data, my more immediate concern is the coming up with a
40 floodplain management ordinance within the time frame of six months. I

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1 agree with Pete's assessment that the city needs to take an aggressive
2 posture on this. That we've got a lack of technical data on which to
3 draw up an ordinance which would manage the floodplain. However I feel
4 that the first thing we need is the topographical information. That
5 once we have topographic information than we could compute hydrologic
6 flows in the event of a flood. Once you can compute those flows then
7 you could form an ordinance which would have the least impact possible
8 while getting the job done. While I agree with Pete I think he's
9 missing one important step and that's the topographic data. ...The topo
10 data would also be useful in other respects besides forming a floodplain
11 ordinance. It would also be helpful to citizens for building purposes.
12 And also for general land use planning. This is a standard thing for
13 any city to have a detailed topographic map.

14 **UNIDENTIFIED COUNCILMAN:** How much would this cost?

15 **BOB BOUDINOT, CITY ENGINEER:** I contacted three firms and the prices
16 ranges from around \$10,000 to about \$40,000. That's the whole city and
17 some of the surrounding area.

18 **COUNCILMAN MORRISON:** We would have to do the whole city and some
19 surrounding area not just Gages Slough.

20 **BOUDINOT:** I believe this 50,000 dollar estimate doesn't include an
21 aerial. Has \$3,000 dollar estimate for a ground survey of the slough.
22 The study by the county will not give you topographic detail.

23 **DOYEL:** Are there organizations or individuals in the area that could act
24 as consultants on this?

25 **PETE SHANIN:** I don't know of any particular one. The only hydrologist I
26 have had contact with at all is Mr. Norman who worked for the Mall. I'm
27 sure there are others. And it may be that he would be interested. The
28 only reason that I have mentioned him is because since he has done a
29 study by the county will not give you topographic detail.

30 **DOYEL:** Can you elaborate for me what technical data you feel is required
31 for us to develop a proper ordinance?

32 **SHANIN:** The Dames and Moore study discusses some kind of limitation on
33 densities for development to allow flood flows through the area. I
34 think that's the big issue. When the city prepares an ordinance, does
35 there have to be a limitation on density? If so, what form will that
36 limitation take? Should the limitation be uniformly applied? I don't
37 know the answers to those and I assume that you don't either. We need
38 to know those answers in order to write a good ordinance.

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1 **MORRINSON:** In other words should there be more restrictions placed on
2 the lower ground areas?

3 **DOYEL:** Would the council perhaps be in favor of having Bob contact
4 Norman to have him give us an idea of what may be involved in putting
5 together a valid or good ordinance?

6 **RAMEY:** I think that would be worthwhile.

7 **LOVING:** This would give us somewhere to start.

8 **DOYEL:** Bob will you arrange to do that?

9 **BOUDINOT:** I could and I would like to say.....one of the things that
10 troubles me, I foresee that there are different perceptions of what the
11 problem is. I'm seeing that from a lot of different people. And maybe
12 my perception of the problem is wrong too, I don't know. For instance,
13 today Stan and I met down at the county, and discussed floodplain
14 because tonight the county is having a meeting with their base flood
15 elevation map. But, before we hire a consultant, we must have a clear
16 perception of what we want to accomplish. We can't just say to the
17 consultant we think we have a problem and ask him to solve it. I think
18 we have to decide what the problem is. Then look for a consultant, if
19 we determine we need a consultant.

20 **BOUDINOT:**...(in response to councilman Morrison discussing county's
21 study) ...that's a drainage study. Not flooding. We're getting
22 flooding and drainage all mixed up. And that is why I think that we
23 need a better perception of just what we are trying to solve.

24 **DOYEL:** Do we have an example of an ordinance that FEMA has adopted?

25 **LADD:** I have written several myself. Once we have a strategy the
26 ordinance won't take longer than an hour or two to write. The technical
27 problem here is perhaps unique in the nation or at least in the state.
28 I feel that we have got to have the contours of the land and how much
29 water is going to be there before the consultant will have the data he
30 needs in order to help with the analysis.

31 **MORRISON:** I keep hearing you say that the crucial thing that is missing
32 is the topographical mapping. I'm wondering if we could get this
33 funding source to accept that need. We don't need a Cadillac. We need
34 a car with a motor.

35 **LADD:** They could work out together somehow. I am reluctant to wait to
36 see how the funding from DOE works out.

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1 **LOVING:** If we could get DOE to do a partial aerial of the city then we
2 could contact the firm doing this and tell them we would pay for the
3 enlargement of the study then we could get a pretty good deal that way.

4 **BOUDINOT:** This is becoming more and more evident to me. We seem to
5 always be trying to come up with a real solution. We are talking a
6 technical solution to the floodplain. We're talking about areas for
7 water to flow in and determining just how much water will flow here.
8 And I'm wondering in developing this ordinance if that isn't go to be
9 the difficult approach. Because the more technical we make this thing,
10 I think the more problems we're going to have. And after talking with
11 the county today, I'm not quite sure that I understand the problem
12 myself.

13 **DOYEL:** Well that's what I keep coming back to. I'm not clear in my own
14 mind what we have to do.

15 **MORRISON:** Maybe we have to have a work session.

16 **SHANIN:** I think this idea of a work session is a good one. Where we can
17 all sit down and figure out what is the practical approach.

18 **DOYEL:** NEXT THURSDAY AT 7PM.