



**** AGENDA ****

City Commission Study Session

Wednesday, September 8, 2021

Municipal Court Room

518 Mechanic Street

10:30 a.m.

- Update on Disc Golf in Emporia.
- FEMA Discussion.
- Discuss New Electronic Sign for the Emporia Public Library.
- Discuss Redevelopment Project on 700 Blk of Commercial Street.

Joint Luncheon w/Emporia Library Board At the Emporia Public Library Conf. Rm

Tentative Agenda for September 15th Commission Meeting at 7:00 p.m.

- Consent Agenda.
- Public Comment.
- Report from City Manager on City Activities.
- City Commission Reports and Comments.

**If you need accommodations due to a disability to participate in this event, meeting, or activity, or alternative format of written materials contact Jeff Lynch, City of Emporia ADA Coordinator at least 48 hours before the event at 620-343-4275 or jlynch@emporia-kansas.gov*

Memo

TO: City Commission

FROM: Dean Grant, Director of Public Works

CC: Department Heads

DATE: September 1, 2021

SUBJECT: **FEMA Project (Neosho Low Water Dam and Raw Water Intake)**

City staff and BG Consultants has been working on design plans to repair the raw water intake and the Neosho low water dam, both damaged in the 2019 floods. Staff and BG Consultants has submitted the project to FEMA for reimbursement. If approved, FEMA will reimburse up to 85% of the project costs for repair or mitigation. The project has been through the validation process for repairs, and it is now going through the validation process for mitigation. We are waiting for the permit from the United States Corps of Engineers; however, we have received all other necessary permits for this project.

City staff knows that the project must be completed to help insure the future of the water system for the citizens and industries in Emporia and Lyon County. In the 2021 budget, staff put this project in the CIP to be funded by bonding the city's share of the repairs to the low water dam and the raw water intake structure. However, to help lengthen the life of the repairs, staff feels that it would be in the best interest of the overall water system to proceed with the plans for mitigation. For this project, mitigation will include; armoring of the river bank upstream of the intake structure (onto the neighboring property), lowering the slope of the bank directly adjacent to the intake structure and re-armoring, armoring of the river bank upstream of the low water dam, completely rebuilding the south retaining wall on the low water dam, armoring the south bank downstream of the dam, and repointing the stone wall on the north end of the dam to stop water from getting behind the stone wall. This work would be done along with the repairs needed the bring the two assets back to pre-flood conditions.

The FEMA validated repair cost for this project is \$634,915.00, and the added cost for mitigation is estimated to be \$271,277.00. Up to 85% of the approved cost will be reimbursed. At this point we have not heard from FEMA if the project has been approved for either the repair or the mitigation. However, we have a small construction window, and the work must be performed in the late fall and winter (prior to the spring rains). Although city staff and BG Consultants are confident that we will be approved for reimbursement on the repairs, there has been no guarantee from FEMA that we will receive any funds.

City staff would like to proceed with advertising and bidding the project within the next couple weeks. We have waited to this point in the hopes that we would have received approval for the reimbursement. Unfortunately, approximately one (1) month ago FEMA decided to combine two (2) projects (the Raw Water Intake and the Neosho Low Water Dam) into one (1) project. This meant that we have had to go back through the validation process for repairs, which we have, and FEMA is now in the process of validating the mitigation,

which is where both projects were prior to being combined. This has delayed validation and approval at least one (1) month, and the overall process has been slowed by the Covid pandemic.

Bruce Boettcher with BG Consultants will be at the September 8th commission study session to discuss this project.

Memo

To: Mayor and Commissioners
From: Jim Witt, SPC
cc: Mark McAnarney
Date: 09/08/21
Re: Overview of a Redevelopment project in the 700 block of Commercial

City staff will present an overview of a potential redevelopment project in the 700 block of Commercial. The project is a multi-use including renovated commercial space and an estimated (10) rental residential units. The developers are contemplating using the new RHID eligibility of upper floor residential as one of the financial components. No city issued bonds are being requested at this time. Staff will share further details at the study session.