

★ Roll Call Number

Agenda Item Number
58A

Date September 13, 2010

Communication from Grant Purdy, 4525 Boulevard Place, to speak regarding the sale of a portion of Waveland Golf Course.

Moved by _____ to

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City Clerk

Rauh, Diane I.

From: WebSite
Sent: Wednesday, August 18, 2010 9:44 AM
To: CouncilSpeak
Cc: CityClerk
Subject: Request to Speak Before the City Council - form submission

Full Name: Grant Purdy
Address: 4525 Boulevard Pl
City: Des Moines
State: IA
Zip: 50311
Phone: 515-274-9465
Email:

Sept. 13

Speaker(s): Grant Purdy
Meeting Date: Monday, ~~August 23~~, 2010
Regarding: I would like to speak about the sale of Waveland Golf Course land to Russell Parks for his townhomes project. I will present concerns regarding issues with water flow and drainage that may be impacted by the project. As part of my remarks I will also present the results of a petition from neighbors in the area concerning these drainage issues.

**COMMENTS ON THE SALE OF WAVELAND GOLF COURSE LAND
FOR THE RUSSELL PARKS TOWNHOMES PROJECT**

My name is Grant Purdy. I live at 4525 Boulevard Place, in the Waveland Park Neighborhood just a block from the golf course and the proposed townhomes project. I have concerns about this project that are primarily related to the topography of the area. I would like to take a few minutes to present these concerns. My remarks include pictures and a map of the area to help illustrate my points.

- 1) Mr. Parks' land, the Bird Sanctuary and the golf course land for sale are part of a ravine that drains the area. The ravine is steep along much of its course. At the bottom is a pond that drains (when water flow is sufficient) to a culvert and storm sewer on the golf course. During the past week of heavy rains the flow was quite significant. (See pictures 1, 2, and 3 and the "Waveland Golf Course" map.)
- 2) There is another culvert along the fence dividing Mr. Parks' land from the golf course and to the east of the golf course service road. This culvert appears to catch drainage from Mr. Parks' land. On a map provided by Kevin Moran of the Parks and Recreation Department, a city sanitary sewer runs in this same area. It appears that drainage from the land enters the sanitary system at this point although this has not been confirmed to me by any authority in the matter. (See pictures 4, 5, and 6 and "Waveland Golf Course" map.)
- 3) Because of the steepness and topography of the land, the townhomes project will require a significant amount of grading and land contouring to enable building. There will also now be impervious surfaces on the site (buildings, driveways etc). Taking these two factors into consideration one can reasonably expect a significant change in water flowing off the site. The impacts of these changes have not been looked at.
- 4) With the heavy rains in the state the last few months many areas of the city have been hit by flooding. Recently Bill Stowe, Public Works Director, was quoted in the Register saying some sewage in Des Moines has been bypassing water treatment and spilling into the rivers "because water cannot move quickly enough through the sewer system." Several articles in the Des Moines Register over the past few weeks have discussed problems our city faces with aging sewers, water flow and drainage. While this project seems small in scale, it will have an impact on the flow of water in this part of the watershed. Looking at watershed management before approving projects is important to preventing further exacerbation of water flow issues.
- 5) I canvassed several blocks around my home to inform people about the project and to pass around a petition. The petition asks that impacts of the townhomes project on water flow and drainage be studied and the results made public before approval is given for the sale of golf course land and rezoning takes place. Before expending time and energy agreeing to sales and rezoning, it makes sense to determine if the project can be done without negative impacts to water flow. So far, out of a total of 60 houses visited, someone answered the door at 28 houses. At all these homes one or more people signed the petition for a total of 38 signatures (one signature was from someone visiting from the Drake Neighborhood). I took an informal survey of opinions about the townhomes project as I went. I did not ask people their opinion of the project. If they gave an opinion I tallied it and if they gave no opinion I tallied that. Out of 38 people, 17 said nothing about their opinion, 3 expressed support for the project and 18 expressed opposition. All signed the petition because they felt it was important to look at water flow impacts before making any decisions. I have not finished the petition and will update these numbers at the Council meeting on August 23, 2010. (Copies of the petition are attached.)

In summary, I would ask that City Council postpone a decision of the sale of golf course land until a study can be done to determine the general impacts of the townhomes project on water flow in the area of the Waveland Golf Course and Bird Sanctuary. Once the findings of the study are made public than further informed discussion can be carried out regarding the sale of land and rezoning needs.
Thank you for listening to my concerns.

①



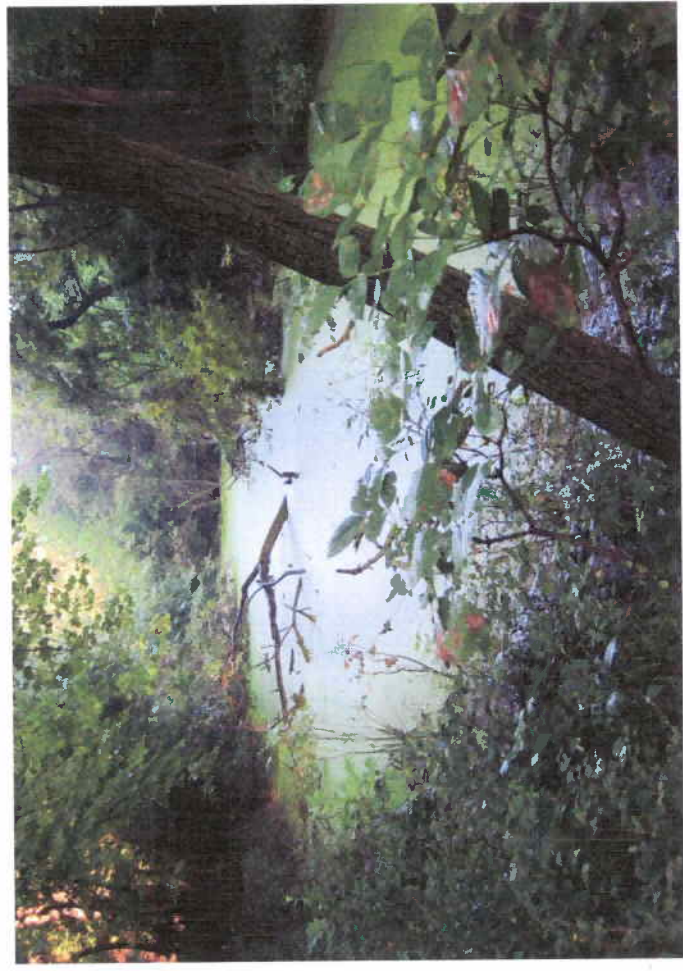
① Looking SW from Bird Sanctuary of the Ravine toward Mr. Parks' Land

②

pond @ Bottom of Ravine in the Bird Sanctuary

③

Looking west on golf course along stream coming from pond. Pond is behind viewer and approx 100 feet away. Arrow indicates storm sewer culvert.
(This is S of hole 15 E just E of closest mowed area on course)



②



③

(4)

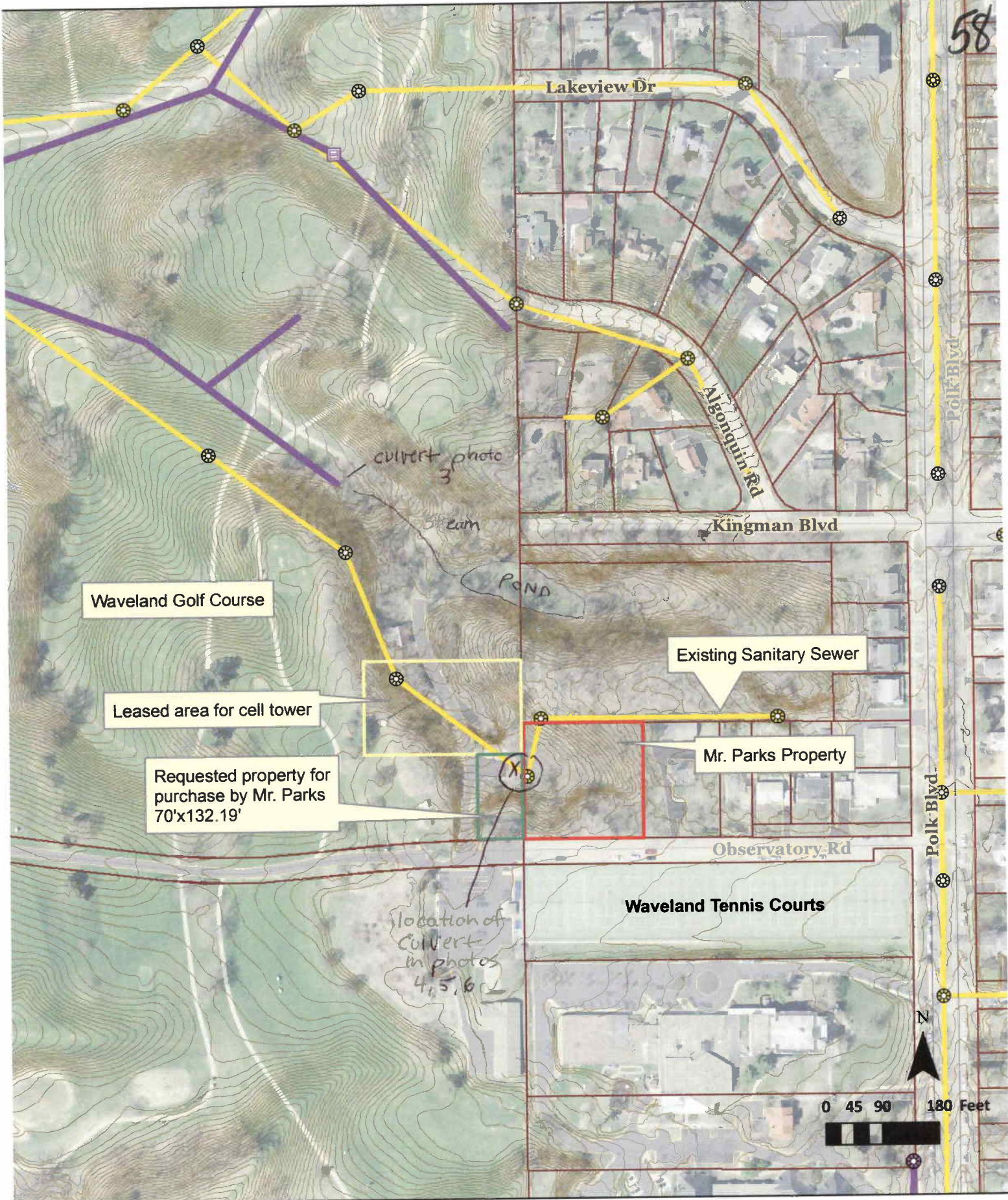


(5)



(6)

- (4) standing on golf course land, looking SE @ water flowing from Mr. Parks' land (curved item is a stick not a hose)
- (5) From same spot as in #4 above, looking NE toward culvert. arrow indicates location of culvert.
- (6) close-up of culvert. On map provided by K. Moran, this culvert appears to enter the sanitary sewer system. (see wave land golf course" map)



Purple = storm sewers

Yellow = sanitary sewers

Waveland Golf Course

Provided by Kevin Moran of Parks & Recreation
Handwritten items added by Grant Poedru

