



Kansas



Floodplain Management Newsletter

June 2010

New FEMA Publications

Two FEMA publications were updated recently. The second edition of “Protecting Manufactured Homes from Floods and Other Hazards” came out in November 2009. The code number for this book is FEMA P-85. This is a book that has not been updated since 1985. The new manual has a lot more information in it than the previous version. Installation guidance and diagrams are much more extensive.

Officials from HUD helped develop the manufactured home information. This publication should align with the manufactured home installation guidelines from HUD. The acknowledgments page lists the many organizations that participated in creating this publication.

Another new publication is the “Homeowner’s Guide to Retrofitting; Six Ways to Protect Your Home from Flooding.” The number for this book is FEMA P-312. This publication was first published in 1998. The new edition came out in December 2009.

I liked the 1998 version pretty well. It had some excellent sketches and photographs. I’ve always found pictures to be useful when explaining floodplain management concepts to property owners. The new edition has even more good sketches. Important notes and warnings are in colored boxes to make them stand out better. In the old version special notes were in the margins. They took a good book and made it better.

These new publications belong in every floodplain manager’s office. I suggest you call to order both of these books. Call 1 (800) 480-2520 and ask for your free copies. Ask for two or three copies because you may want to share the books with a building official or library in your community. If you haven’t requested free publications before, you’ll have to spend a few extra minutes on the telephone establishing an account.

Answers to many floodplain management questions can be found in publications from FEMA. They are also useful when you need to explain an idea to a property owner.

Another good item is called the “Catalog of FEMA Flood and Wind Publications, Training Courses and Workshops.” It is item FEMA P-787 from December 2009. You’ll find a lot of great publications to order once you have the catalog. These resource materials are free to community officials. Many of the items are offered as either a book or a CD. If you prefer an electronic version, just ask for it.

In this newsletter...

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Fanestil Meats during a Sept. 16, 2008, flood event.

Fanestil Meats a Mitigation Grant Project

Have you ever eaten a corn dog at a fair? Have you gotten prepackaged barbecued brisket at a Braum's? Have you ever had the "Party Time Ham?" If you have ever eaten any of these meat products, then you are probably familiar with Fanestil Meats.

The Fanestil Meats plant was originally built in the 1940s next to the Cottonwood River just south of Emporia, Kansas. When it was built, there were no flood maps. The National Flood Insurance Program did not start until 1968. The Fanestil plant was built in a flood area. It is right in the middle of a floodway, just a few yards from the riverbank.

There have been a number of floods at Fanestil. A plant employee was killed during the flood of 1951. Water was 14 inches deep on the main floor of the plant in 1998. Even a minor flooding event will mean that the roads in and out of the plant are flooded. It is a common procedure for plant employees to leave their cars in a lot in Emporia and to be taken to work in special all wheel drive vehicles.

The owner of Fanestil is Dan Smoots. Dan Smoots knew he had a problem with floods. Because of food safety regulations it will be even more difficult for him to reopen the plant if it is flooded again. Flooded roads meant lost earnings because trucks could not get to the plant and employees could not come to work. If the plant were not hemmed in by the Cottonwood River and the floodway regulations, Dan Smoots could expand his business and create jobs. (continued next page)

Fanestil Meats (continued)

Smoots discussed the possibility of a grant of some kind with a newspaper reporter. A community official read the comment in the newspaper and spoke to Smoots. The Hazard Mitigation Grant Program seemed like the best grant source for Fanestil Meats. One problem that came to light was that Lyon County and Emporia did not have a hazard mitigation plan.

A hazard mitigation plan is required before a hazard mitigation grant can be awarded. Lyon County Emergency Manager Rick Frevert invited Brad Moeller from Kansas Division of Emergency Management to come to Emporia to discuss a hazard mitigation plan. After the meeting with Moeller, community officials in Lyon County and in the cities within the county met to create a hazard mitigation plan. Writing and submitting the plan for approval took about eight months.

Once the hazard mitigation plan was approved by FEMA, an informal meeting was held on March 17, 2008, at the Fanestil Plant. KDEM met with Smoots to explain how the grant program works. The state NFIP Coordinator Tom Morey attended that meeting to provide expertise on the flooding issue. More meetings were held with community officials and interested parties. It was decided to apply for a hazard mitigation grant to buy out the current Fanestil Meats plant. The plant owner would build a new plant in an area outside of the special flood hazard area.

Since the Fanestil Meats plant is in Lyon County's jurisdiction, Lyon County commissioners had to agree to be the grant applicant. Once the building is demolished the area must be maintained as open green space under the control of Lyon County. The cost of demolition and planting trees on the property were included in the grant application.

An important hurdle in the application is the cost-benefit analysis. A mitigation project of this kind must have a cost-benefit ratio of at least 1.0. The Fanestil Meats grant had an acceptable cost-benefit analysis. With a favorable cost-benefit analysis, the grant was approved by the Kansas Division of Emergency Management. It was sent to FEMA for final approval on January 6, 2009. The grant application was initially rejected. New information was submitted and the application was approved. FEMA is required by the National Environmental Policy Act, passed by Congress in 1970, to evaluate potential environmental impacts of a project.

This story isn't just about a grant for a factory near Emporia. It has importance for every floodplain manager in every jurisdiction. Many of the cities and counties in Kansas are working on hazard mitigation plans or have recently completed such a plan. DWR urges every floodplain manager to participate in the hazard mitigation planning process for your community. If you have a possible mitigation project in mind, make sure it is included as a potential action in the mitigation plan. Flood mitigation projects in Kansas typically involve acquisition of flood damaged homes, but that is not all that can be done.

At the very least, community officials should be certain that flooding is one of the hazards covered by their mitigation plan. A local hazard mitigation plan that covers flooding as a hazard is considered to be a flood mitigation plan as well. This is a requirement in order to apply for another type of grant called flood mitigation assistance. The section on flooding is also worth points for the Community Rating System. Hazard mitigation plans are approved for five years. A situation could change in five years.

Training Opportunities

The Floodplain Management Program will host the following training sessions throughout Kansas. If you are interested in any of the no-cost training opportunities, please contact Tom Morey at (785) 296-5440 or Steve Samuelson at (785) 296-4622. A training registration form is in this newsletter.

Basics of the National Flood Insurance Program

This is for officials responsible for administering their local floodplain management ordinance. The focus is on the NFIP and concepts of floodplain management, maps and studies, ordinance administration, and the relationship between floodplain management and flood insurance. Limited to 20.

Arkansas City

July 14, 2010

8:30 a.m. to 12:30 p.m.

National Flood Insurance Program Seminar

Professional Insurance Agents of Kansas have contracted to have Sonja Wood teach seminars in September. Seminar topics will include: FEMA flood maps, overview of NFIP policies, grandfather provisions, summary of coverage, mandatory purchase requirements and map disputes.

Sonja Wood is Senior Territory Training Manager for NFIP training in Kansas and 12 other states. Her classes have been approved for 3 credit hours toward CFM for floodplain managers. These classes are also approved for insurance agents who need training.

Classes will be from 9 a.m. to noon on September 1, 2010, in Salina and from 9 a.m. to noon on September 2, 2010, in Wichita. There is a \$30 fee to attend this training.

The training is not being offered by the Division of Water Resources. It is being arranged by Professional Insurance Agents of Kansas. For additional information or a registration form, please contact Trina Ceballos at piaks@kscoxmail.com.

In the past, Wood has allowed floodplain managers from nearby communities to attend her classes at no charge. It is a good opportunity to learn some things about the insurance side of floodplain management. Contact Steve Samuelson at (785) 296-4622 if you want to ask for permission to monitor the class for free without credit hours.

The Division of Water Resources newsletter "Currents" can be read on line at:

http://www.ksda.gov/appropriation/mailling_list/id/68

Mark your calendar. The Kansas Association for Floodplain Management 2010 conference will be September 1 and 2 in Wichita. More information can be found at the website www.ekafm.org. Registration should be paid through Jon Bristor, Treasurer, 110 E. 10th Street, Wellington, KS 67152. Bristor's phone number is (620) 326-2207.

Kansas Department of Agriculture
Division of Water Resources
Floodplain Program
Training Registration Form

Name _____

Title _____

Organization _____

Address _____

City _____ State _____ Zip _____

Telephone _____ Fax _____

E-mail _____

Name, date and location of training you will attend _____

Please share this registration form with anyone else who could benefit from the training.
Classroom locations will be sent to registered participants one week before the training.

Please mail or fax your registration to:

KANSAS DEPARTMENT OF AGRICULTURE
FLOODPLAIN MANAGEMENT PROGRAM
109 SW 9th STREET, 2nd FLOOR
TOPEKA, KS 66612-1283
Fax to: (785) 296-4835

If you have questions about training, please contact Steve Samuelson at
steve.samuelson@kda.ks.gov or (785) 296-4622, or Tom Morey at
tom.morey@kda.ks.gov or (785) 296-5440.

Please help us keep our records current. If the name that appears on this newsletter is for an individual no longer with your organization, please call (785) 296-7769, or send an e-mail to Alicia.benson@kda.ks.gov to

046-08
Kansas Department of Agriculture
Division of Water Resources
Floodplain Management
109 SW 9th Street 2nd Floor
Topeka KS 66612-1283

ASFPM 2010 National Conference in Kentucky

The 2011 Association of State Floodplain Managers national conference will be May 15-20, 2011, in Louisville, Kentucky. This conference is an excellent opportunity for floodplain managers to receive premier training on mapping technologies, guidance on adopting new flood hazard maps and a chance to discuss topics directly related to mapping and Map Modernization. The conference will be attended by more than 1,300 floodplain management professionals and officials. It is hoped that you can attend this important event.

In past years DWR was able to provide financial assistance to community officials in Kansas so they could attend the ASFPM conference. There will be no funds available in 2011.

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