



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

COMMUNITY DEVELOPMENT

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

MEMORANDUM

To: Mayor and City Council Members

Cc: Gregg Mandsager, City Administrator

From: Andrew Fangman, City Planner

Date: December 5, 2013

Re: Resolution Setting a Public Hearing on an Ordinance Amending Chapter Four and Five of Title Ten of the City Code, Floodplain Management Regulations to Incorporate New FIRM Maps

INTRODUCTION: FEMA has issued new Flood Insurance Rate Maps for the area protected by the Island Levee. These maps must be officially made part of the City of Muscatine Floodplain Regulations in order for Muscatine residents and business to eligible to continue to purchase flood insurance through the National Flood Insurance Program.

BACKGROUND:

In order allow for City of Muscatine residents and businesses to continue participating in the National Flood Insurance Program, the City of Muscatine by April 16, 2014 must amend its floodplain management regulations to keep them compliant with Title 44 Code of Federal Regulations 60.3. The City of Muscatine's current floodplain management regulations can be found in Chapters 4 and 5 of Title 10 of the City Code of Muscatine. For these regulations to remain compliant with Federal regulations they must be revised to incorporate the recently revised FEMA Flood Insurance Rate Maps (FIRM) that will become effective on April 16, 2014.

In 2012 the Federal Emergency Management Agency changed the status of the Muscatine Island Levee, which runs along the Mississippi River from approximately the intersection of Broadway Street and Mississippi Drive downriver into Louisa County, from provisionally accredited to accredited. As part of the process of accrediting the Muscatine Island Levee a detailed study of internal drainage ponding was done. Interior drainage ponding is a type of flooding that occurs behind a levee when high water on the river prevents or severely limits the drainage of storm water falling on the area protected by the levee it collects in low-lying areas causing flooding. Data generated as part of this study has led to revisions to the FIRM which cover areas protected by the Muscatine Island Levee, this includes all of the portions of the City of Muscatine south of Hershey Avenue. The revised FIRM become effective on April 16, 2014.

Maps on the following pages show how the 100-year flood plain (Zone A or AE) differ between the current FIRM which went into effect on July 18, 2011, and the FIRM that will go into effect on April 16, 2014. Areas shown in red are in the 100-year flood plain in both the currently effective FIRM and in the FIRM that will go into effect in April. Areas shown in yellow are

currently within the 100-year flood plain, but will no longer be in the 100-year flood plain after April 16th.

These changes to the FIRM will dramatically reduce in the size of the 100-year flood plain. No structure will be located within the 100-year flood plain, in the City of Muscatine, south of Hershey Avenue. Currently dozens of homes, businesses and other structures within this area are located the 100-year flood plain. Removal from the 100-year flood plain has significant benefits for property owners. Nearly all mortgages require homes and businesses located within the 100-year flood plain to purchase flood insurance. The revised FIRM will save many Muscatine homeowners and businesses a significant amount of money annually by relieving them from the mandatory purchase of flood insurance. These properties will also benefit from their removal from the Flood Plain Zoning District which imposes significant land use restrictions on properties.

RECOMMENDATION/RATIONALE: Prior to City Council action on the proposed ordinance, a public hearing is required. It is recommended that the attached resolution setting a public hearing on the proposed ordinance revising the City of Muscatine Floodplain Management Regulations to incorporate the revised FIRM with an effective date of April 16, 2014.

BACKUP INFORMATION:

1. Maps the changes to 100-year flood plain
2. Ordinance amending Chapter Four and Five of Title Ten of the City Code, floodplain management regulations to incorporate new FIRM panels that become effective on April 16, 2014.

RESOLUTION NO. _____

**A RESOLUTION SETTING THE TIME AND PLACE TO CONDUCT
A PUBLIC HEARING ON AN ORDINANCE AMENDING TO
CHAPTER FOUR AND FIVE OF TITLE TEN OF THE CITY CODE,
FLOODPLAIN MANAGEMENT REGULATIONS**

WHEREAS, The Federal Emergency Management Agency (FEMA) has completed a Flood Hazard Determination modifying the Flood Insurance Study and Flood Insurance Rate Map for Muscatine County, including the City of Muscatine which become effective on April 16, 2014; and

WHEREAS, In order for City of Muscatine residents and businesses to be able to continue to participate in the National Flood Insurance Program, the City of Muscatine must by April 16th incorporated the revised Flood Insurance Rate Map Panels, effective April 16, 2014, with issued as a result of the Flood Hazard Determination into the City of Muscatine Floodplain Management Regulations (Chapter 4 and 5 of Title 10 of the City Code); and

WHEREAS, The City of Muscatine in order to ensure that residents will continue to be eligible to participate in the National Flood Insurance Program has prepared an ordinance to Chapter Four and Five of Title Ten that will bring the City's floodplain management regulations into compliance with Title 44 Code of Federal Regulations 60.3; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Muscatine, that a Public Hearing is hereby established to review to allow the public to comments on the proposed ordinance amending Chapter Four and Five of Title Ten of the City Code Said hearing to be conducted at 7:00 P.M. on Thursday, December 19, 2013, in the City Hall Council Chambers.

PASSED, APPROVED, AND ADOPTED by the City Council for the City of Muscatine, Iowa, on this, the 5th day of December 2013.

DeWayne M. Hopkins, Mayor

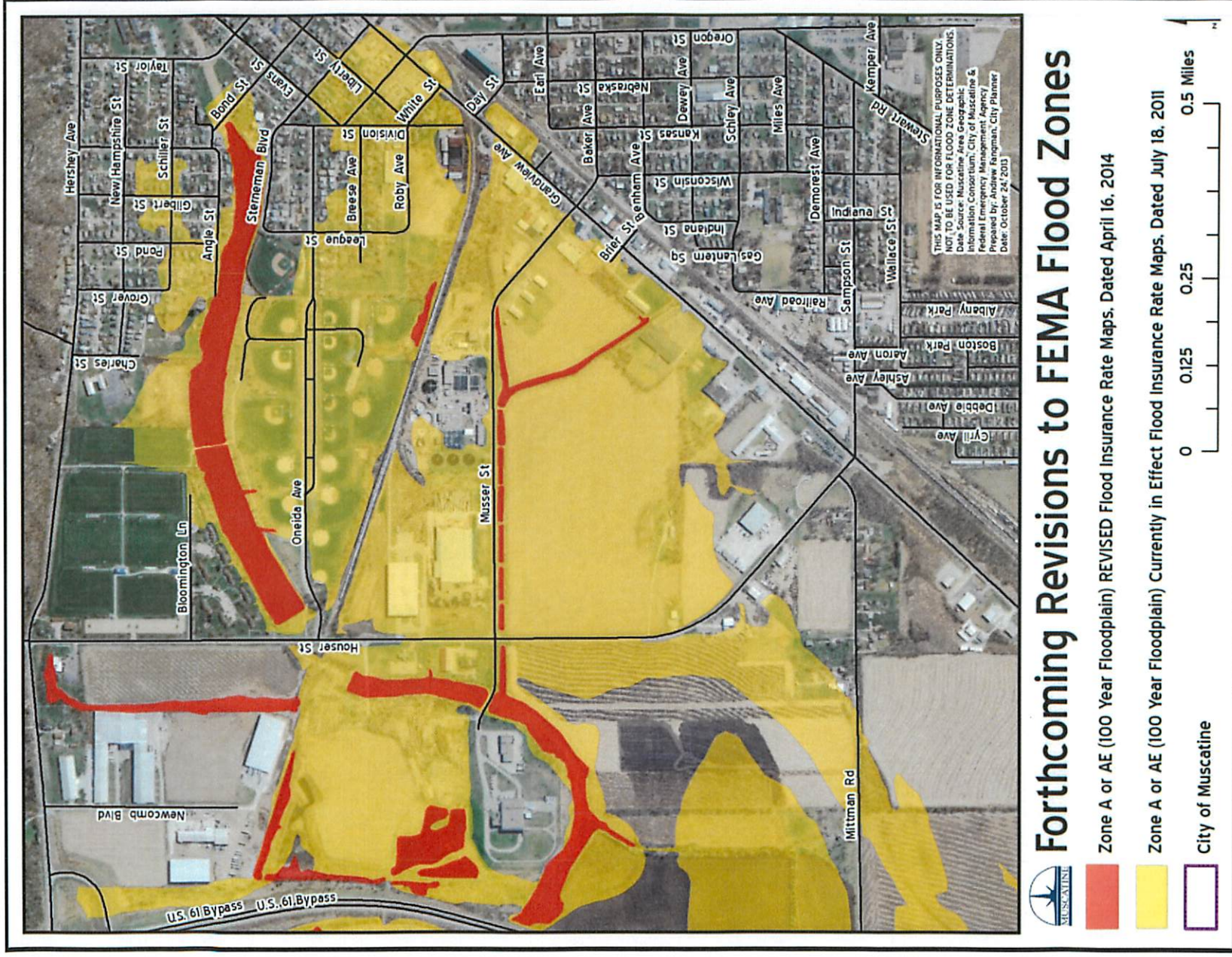
ATTEST:

Gregg Mandsager, City Clerk

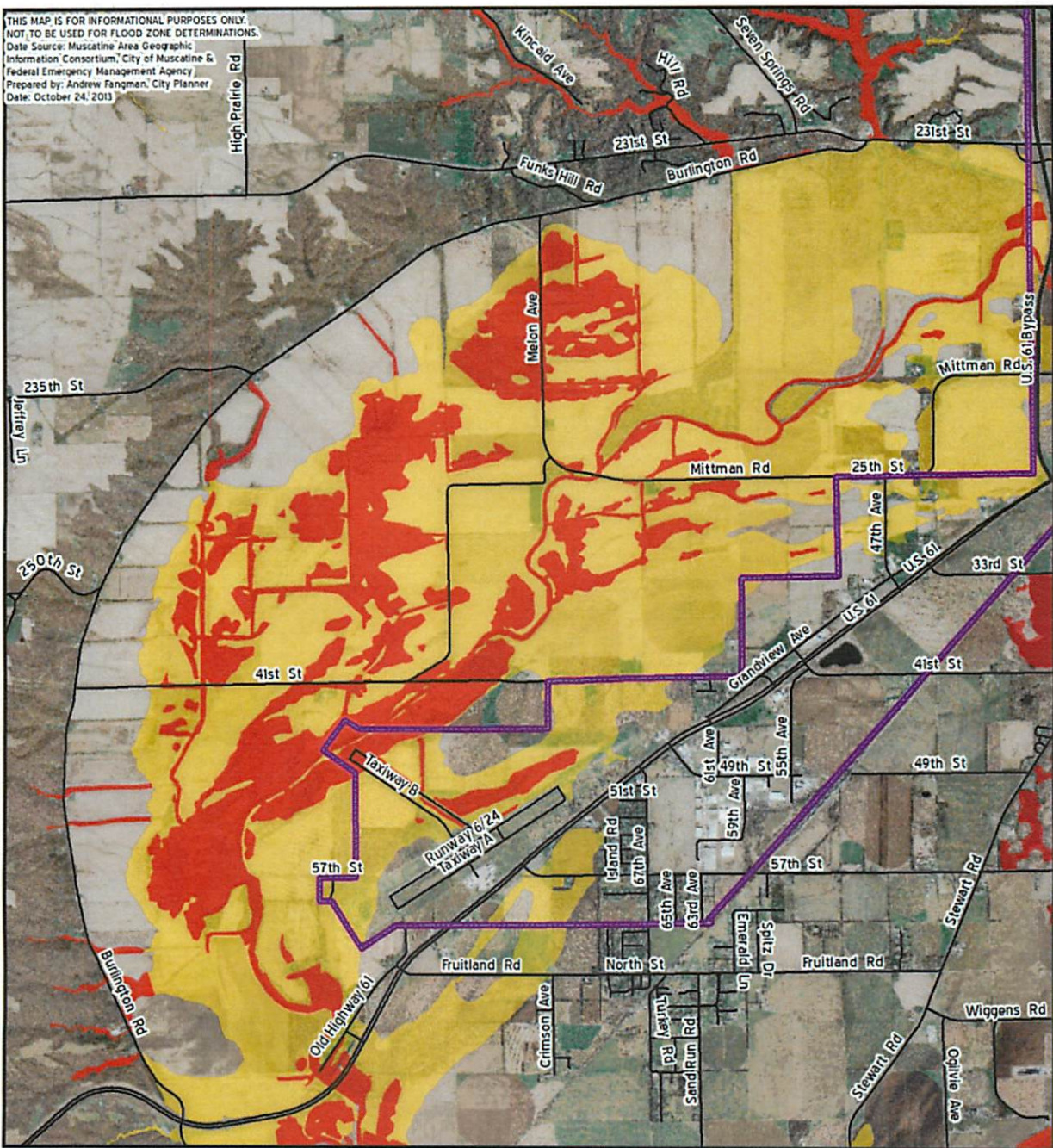
PUBLIC NOTICE

NOTICE OF TIME AND PLACE FOR A PUBLIC HEARING ON AN ORDINANCE AMENDING TO CHAPTER FOUR AND FIVE OF TITLE TEN OF THE CITY CODE, FLOODPLAIN MANAGEMENT REGULATIONS

Public Notice is hereby given that the City Council of the City of Muscatine, Iowa will hold a public hearing on an ordinance amending Chapter Four and Five of Title Ten of the City Code, floodplain management regulations. This public hearing will be conducted in the City Hall Council Chambers at 7:00 p.m. on Thursday, December 19, 2013.



THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
NOT TO BE USED FOR FLOOD ZONE DETERMINATIONS.
Date Source: Muscatine Area Geographic
Information Consortium, City of Muscatine &
Federal Emergency Management Agency
Prepared by: Andrew Fangman, City Planner
Date: October 24, 2013



Revisions to FEMA Flood Zones

- Zone A or AE (100 Year Floodplain) REVISED Flood Insurance Rate Maps, Dated April 16, 2014
- Zone A or AE (100 Year Floodplain) Currently in Effect Flood Insurance Rate Maps, Dated July 18, 2011
- City of Muscatine

0 0.5 1 2 Miles