



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: September 1, 2016
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 November 4, 2016 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 November 4, 2016.

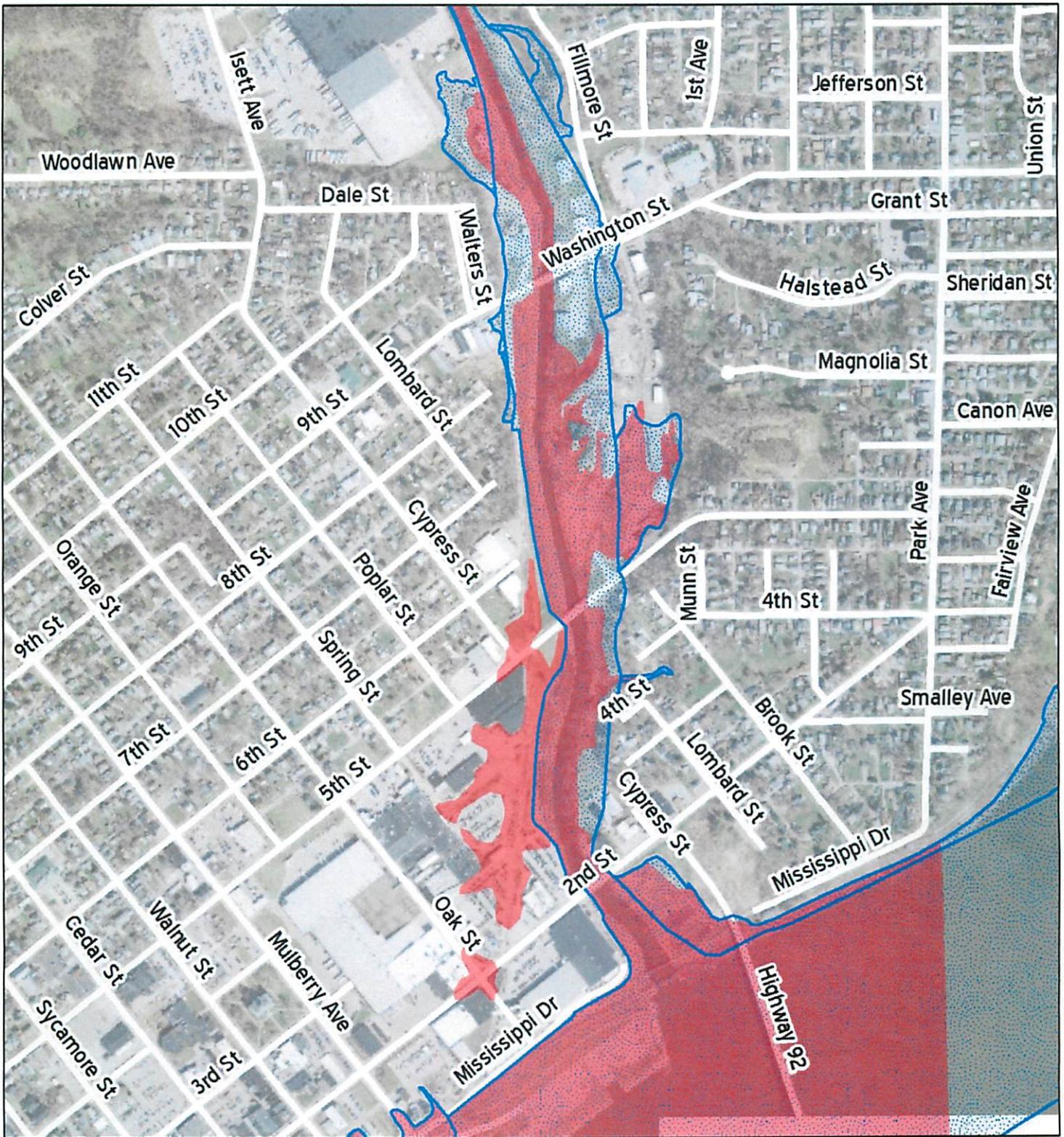
As part of the process of accrediting Mad Creek Levee a detailed study of internal drainage ponding was done. Interior drainage ponding is a type of flooding that occurs behind a levee when high water on the river prevents or severely limits the drainage of storm water falling on the area protected by the levee it collects in low-lying areas causing flooding. Data generated as part of this study has led to FEMA making revisions to the FIRM which cover areas protected by the Mad Creek Levee, this includes all of the portions of the City of Muscatine south of Hershey Avenue. The revised FIRM become effective on November 4, 2016. A map on the following page depicts the areas now within Zone A, and thus subject to floodplain regulations.

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 November 4, 2016.

BACKUP INFORMATION:

1. Map
2. Resolution Setting a Public Hearing

**"I remember Muscatine for its sunsets. I have never seen any
on either side of the ocean that equaled them" — Mark Twain**



Comparison of Current and New Flood Zone A

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine & Federal Emergency Management Agency
 Prepared by: Andrew Fangman, City Planner
 Date: August 30, 2016



Current Flood Zone A



New Flood Zone A



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 November 4th incorporate the revised Flood Insurance Rate Map Panels, effective November 4, 2016, 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, September 15, 2016, in the City Hall Council Chambers.

PASSED, APPROVED, AND ADOPTED by the City Council for the City of Muscatine, Iowa, on this, the 1st day of September 2016.

Diana L. Broderson, 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, September 15, 2016.