

## Meeting Record

**Pre-Council on FEMA Floodplain Map Update  
Monday, November 17, 2008  
Room 113, City County Building  
Lincoln, Nebraska**

**MEMBERS  
IN ATTENDANCE:** Jon Camp, Doug Emery, Robin Eschliman, John Spatz, Ken Svoboda

**ABSENT:** Jonathan Cook, Dan Marvin

**OTHERS:** Greg MacLean, Nicole Fleck-Tooze, Ben Higgins, Devin Biesecker, Karen Sieckmeyer, Public Works/Utilities; Michelle Williams, Building & Safety; Glenn Johnson, Ed Ubben, Lower Platte South NRD, Bill Jones, NDEQ

Robin Eschliman called the meeting to order.

Nicole Fleck-Tooze opened the meeting and began her presentation by giving an update on the attached power point presentation on FEMA Floodplain Maps. (see attached)

After Nicole's presentation, there was an opportunity for question and answers.

Ken Svoboda stated since this is coming on the heels of the completion of the Antelope Valley Phase I Project, how does this fit in with these updates? Fleck-Tooze said that is a separate process. FEMA, because of the level of detail that they go through on these map updates and amount of time that it takes, our project was already started quite some time ago. This will run its course and then there will be a separate map update for the Antelope Valley Project.

Jon Camp was curious about the rationale behind the local mapping that is done compared to the FEMA mapping and asked Fleck-Tooze to explain that to him. She stated that one of the things that the Floodplain Task Force talked about is how there was a gap in the best available data and lacking in the most up-to-date flood hazard information available to use to protect businesses and homes. So what the Task Force did, at a local level, is adopt that information as noted. Public Works started this process with FEMA in 2003 and it is now 2008 and it might be 2009 before the FEMA maps are available. It is important to use the best available information and that is the rationale behind adopting the floodprone area maps in the Lincoln area in that interim period until the FEMA maps are available. That way, we are using the best available information

Camp asked if Public Works is doing the local mapping and what happens when FEMA maps come in, how does the insurance industry look at this? Do they go ahead with your local maps or do they wait for FEMA? Fleck-Tooze said the insurance requirements do not kick in until it shows up on the FEMA map. Public Works is trying to get the information out to the people depending on the circumstances. In

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general, if the property owner gets their flood insurance prior to the map being official, they will be in a much better situation in terms of cost of the policy. Public Works is trying to let people know that up front so they can get the insurance before it comes out on the FEMA map when they are required to get insurance. So, going by your last statement, is it fair to assume that the insurance industry has a lower premium base if you get the insurance earlier. Fleck-Tooze asked if Bill Jones from NDEQ would help address this question. Jones introduced himself and said that insurance is a pretty complicated process. They have a whole network of grandfather provisions. So, if you do something ahead of time, or if you are in certain categories; you will get some preferential rating. Its pretty technical and too much to talk about today without maps and charts. There are advantages especially in older homes, of having insurance in place before these new maps become effective. This is something that will be noted in the information that Public Works will be sending to the property owners and at open houses.

Camp also wanted clarification on letter of map changes and so forth and how we look at construction sites. How big of a project does it take to have an impact on our mapping? Fleck-Tooze stated that in theory there is no particular size or limitations in terms of where you can have letter of map changes. One of the reason you have those letter of map changes is that the scale of the changes is so small that they don't show up well on the overall maps. One the categories of letter of map changes is called letter of map amendment. This can be an individual's home or business where they have identified the base of the flood elevation but that particular structure is not in the floodplain. It is that small of a scale.

Camp asked how many properties does this affect (with the updated FEMA map) in the City of Lincoln. Fleck-Tooze mentioned that Public Works did a preliminary count using the GIS system and it appears that the number of structures in the proposed FEMA floodplain which aren't currently mapped in the current floodplain is about 723. On the flip side, the number of properties that are out of the proposed FEMA floodplain that were earlier noted to be in the floodplain is about 895. There are actually more that have come out and part of that relates to some of those letter of map changes but with the detailed information it goes both ways.

Camp asked if there were any predominant areas that are going into the flood plain rather than coming out? Some of the upstream areas that have not been mapped in the past by the older FEMA maps. So you will see some areas in Stevens Creeks that are pretty high up in the watershed where we didn't have that flood hazard information in the past. Otherwise pretty well spread out throughout the different watershed is where we are seeing those changes.

Eschliman stated that we have been educated to go to the City's website and click on the Assessor's GIS site in order to find properties in the floodplain and we have been educated to go to your flood prone maps, but that very last slide says to view preliminary maps at *lincoln.ne gov* keyword "watershed". Is that a third place to go or is that the same as the flood prone. Fleck-Tooze stated that it is the same as the flood prone maps and they have it on the website as a featured item so you can look at either. Eschliman mentioned that we have had more rain since the mid 1990. Is that in a pragmatic sort of way changing what you are looking at? Have you seen flooding in areas that you normally wouldn't have anticipated or less flooding in areas or are we on track? Fleck-Tooze mentioned that when looking at those larger 100-year storm events, we are on track. We have gotten good data over a long period of

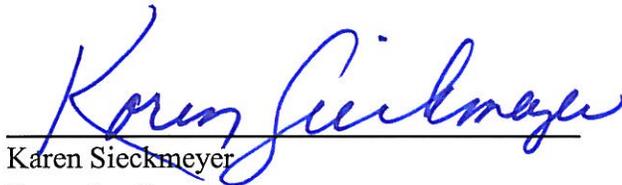
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time about how much rain fall results in that type of a flooding event so I don't think that has changed a lot. Certainly with every rain fall you always have a few surprises especially in our local storm drainage system. Public Works always tries to note what those are for future storm improvement projects but we have a pretty solid idea of a 100 year event and the extent of the flooding. Every time we have a storm event, Public Works takes a look at where we had flooding and make sure we have incorporated that into how we identified projects and how we priority those projects.

Eschliman asked if there was focus on any certain area of town? Fleck-Tooze felt that it was scattered around from storm to storm and it will change depending on the intensity of the rainfall. Public Works does keep a record of those and if anyone wanted to see, we do go back and evaluate where that happened and if we don't have an improvement project identified for that area, there is a need for one.

Spatz asked if the rain we received this last spring qualify as any kind of an event? Fleck-Tooze asked Devin Biesecker to help answer this question. Biesecker mentioned that we had some significant rainfall events in the south side of town and another event north of town. Some of events out of town by Hickman were probably around a 25 - 50 year event but by the time that the flood waters got to Lincoln it was categorized as a 10 year run-off event.

There being no other questions, Eschliman closed the meeting.



Karen Sieckmeyer  
Executive Secretary

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# FEMA Floodplain Map Update

November 17, 2008 Pre-Council

*Nicole Fleck-Tooze – Public Works Department*



## Discussion Items

- Overview
- Review of Terms
- Background and Mapping Changes
- Next Steps



## **A Little History...**

- NFIP established 1968
- Lincoln entered program in 1971
- 20,000 communities participate
- Last FEMA map update for Lancaster County in 2001

## **National Flood Insurance Program**

- Floodplain identification and mapping
- Floodplain management
- Flood Insurance
- Reduce escalating costs of flood damages

## FEMA Flood Map Modernization

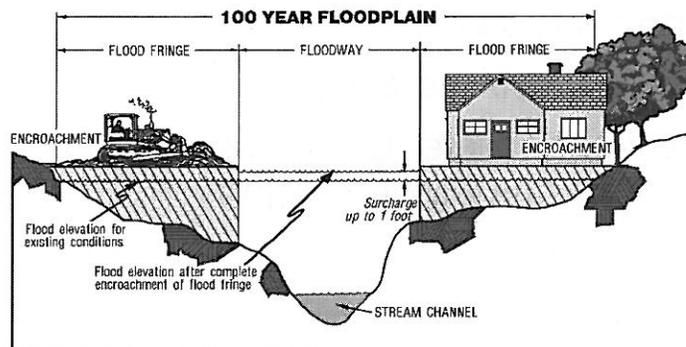
- Provide reliable flood hazard data
- Digital format
- Partnerships with communities
- Lincoln-FEMA agreement in 2003
- Lincoln/Lancaster Co. maps ready for adoption Summer/Fall 2009

## Review of Terms

- Floodplain: area subject to 1% or greater chance of flooding in any given year, as shown on adopted FEMA map.
- Floodprone Area: area subject to a 1% or greater chance of flooding in any given year, as determined through best available information approved by the City.

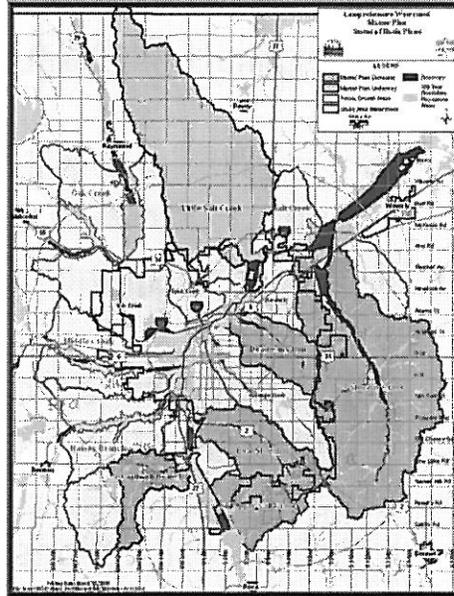
# Review of Terms

- Floodway: that portion of floodplain that must be reserved in order to discharge 100-year flood without increasing water surface elevation > 1 foot.



## Master Planning and Flood Map Updates

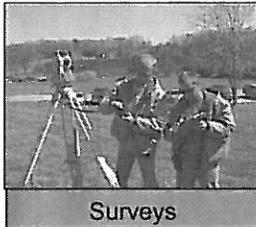
- 2004: Stevens Creek
- 2006:
  - Stevens Creek (Updated)
  - Beal Slough
  - SE Upper Salt Creek
  - Cardwell Branch
- 2007: Salt Creek
- 2008: Deadmans Run



## Public Process for Local Updates



Open Houses



Surveys



Mailings

Landowner Meetings

Watershed Newsletters



Web Page

## **Proposed FEMA Floodplain Map**

- For Lincoln area, will essentially reflect Floodprone Area map updates
- Final step to update local flood hazard information
- Some minor corrections/updates noted during 30-day technical review
- Maps for official 90-day appeal expected to include corrections

## **Letters of Map Change**

- Changes to FEMA maps noted by letter in lieu of revised map panel
- Some incorporated into FEMA maps
- >170 revalidated
- 32 superseded
- 3 to be re-determined

## Current FEMA Floodplain



## Proposed FEMA Floodplain



## Next Steps

- 30-day technical review complete
- FEMA reviews/updates based on technical comments
- December 2008
  - Public Outreach
  - Begin FEMA 90-day appeal period (est.)
  - Open house

## Public Outreach

- Property owner & LOMC mailings
- Public Open House with information on:
  - Preliminary Floodplain Mapping
  - Flood Insurance
  - Digital interactive information to show specific property locations
  - Letter of Map Change information
  - Schedule

## Next Steps

- Summer 2009 – earliest “Letter of Final Determination” from FEMA
- Letter will set effective date for maps based on 6-month adoption period
- Start local adoption at Planning Commission Summer/Fall 2009
- City Council, Co. Board, Villages expected Fall/Winter 2009/2010

## Mapping Information

- View preliminary maps at [lincoln.ne.gov](http://lincoln.ne.gov) keyword: Watershed
- Questions to Ben Higgins in Public Works at 441-7589 or [bhiggins@lincoln.ne.gov](mailto:bhiggins@lincoln.ne.gov)
- Insurance questions to Bill Jones at 471-3932 or [bjones@dnr.ne.gov](mailto:bjones@dnr.ne.gov)



## Further Information

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