

City of Ballwin

Memo

To: Robert Kuntz, City Administrator

From: Thomas H. Aiken, AICP, Assistant City Administrator / City Planner



Date: 1/21/14

Re: Model Floodplain management ordinance.

FEMA has finally adopted new flood insurance rate maps (FIRM) for the St Louis metropolitan area including Ballwin. These have been tied up in challenges because of the issues on the east side of the Mississippi River in Illinois with the levees not meeting the 100 year flood protection criteria. That tied up delayed the adoption of all of the flood maps for this entire part of the Mississippi River drainage area for about 5 years.

Ballwin is required to adopt the new regulations in order for Ballwin houses that are in the flood plain to be eligible for subsidized flood insurance rates. There are actually very few houses in Ballwin that are in the 100 year floodplain, and with the adoption of the new maps, there will be less than there were under the old maps (1995), but there are a few. The regulations that Ballwin is being asked to adopt are what FEMA requires and are not substantially different than those that are presently in Ballwin regulations. They have of course been amended to reference the new FIRM maps.

Mike Roberts is Ballwin's Flood plain manager and he and Jerry Klein have attended all of the required training to be able to administer this program. Fortunately, very little of Ballwin is in a flood plain, and the areas that are are along the creeks, and are not subject to much development pressure. Although some narrow strips of land adjacent to the existing 1995 flood prone areas have been added, more significant portions of the city adjacent to the creeks have been removed from the flood prone designation.

In order to qualify for this program, Ballwin needs to adopt the FEMA flood regulations by February 4, 2015.