

MINUTES OF REGULAR MEETING

ST. CHARLES COUNTY FLOODPLAIN VISION BOARD

DATE: March 10, 2022

TIME: 2:00 P.M.

PLACE: COUNTY ADMINISTRATIVE BUILDING
201 N. SECOND ST.
ST. CHARLES, MO 63301

MEMBERS PRESENT: Dawn Boerding; Nathan Dunkmann; Herb Iffrig; Danny Kluesner; William Schaul; and Dennis Wappelhorst

MEMBERS ABSENT: Janet Neustadt

STAFF PRESENT: Robert Myers, Planning & Zoning Director, Mark Price, County Planner; and Mariza Almstedt, Recording Secretary

OATH OF OFFICE

Newly appointed Flood Plain Vision Board members and renewing members took their Oath of Office. Robert Myers informed the Board of new staff updates. Ellie Marr recently retired in February. He introduced Mark Price as a County Planner and a certified Flood Plain manager.

CALL TO ORDER, ROLL CALL AND DECLARATION OF QUORUM

Herb Iffrig called the meeting to order at 2:09 p.m. and roll call was taken and there was a quorum of Board members present.

APPROVAL OF MINUTES

Herb Iffrig asked for a motion to approve the minutes from the June 21, 2021 meeting. The motion was made by Dennis Wappelhorst and was seconded by William Schaul. The minutes were approved by unanimous voice acclamation.

CHANGES TO THE AGENDA

There were no changes to the agenda.

PUBLIC COMMENTS

There were no public speakers.

OLD BUSINESS

- ◆ **U.S. Army Corps of Engineers Upper Mississippi River Comprehensive Study (Plan H)**

Dawn Boerding stated there are some Congressmen in Illinois that are trying to develop a bill of passage that would leave the levee systems (Sny Levee District) in the north at the 500-flood plain level and change the wording to make them legal.

She said there is supposed to be a meeting with the Corps of Engineers in her area to visit prominent levee districts, but they seem to be delaying it.

- ◆ **Support for Development along Highway 94 and drainage concerns along Missouri Bottoms**

There were no updates but will be left on the agenda. Although Nathan Dunkmann said there will be as rooftops and runoff from the housing development, new school and future housing in which a lot of the drainage will make its way to Portage de Sioux. Dawn thinks that “support for development” refers to levee districts support the runoff in the drainage districts and how are the subdivisions that are being built that way going to support the drainage districts. Nathan Dunkmann suggested forming a drainage district and Danny Kluesner concurred forming one separate from a drainage district. Maintenance of a ditch is crucial but there is nothing being done to maintain it.

Nathan Dunkmann asked what is a retention pond designed for when a subdivision comes in? Robert Myers said the County does not require onsite stormwater detention in subdivisions that are three acres or larger lots.

- ◆ **Update regarding funding for a Community Development Block Grant (CDBG)**

Robert Myers stated the Community Development Block Grant (CDBG) Disaster Recovery funds will come available this April 2022 from the federal government to the State through the Missouri Department of Economic Development for long-term recovery from the 2019 flood. Over the last few months, the Missouri Department of Economic Development has had several meetings with St. Charles County and other jurisdictions about spending these funds. The plan that was approved by the State is that St. Charles County will have available \$15 million for buyout, acquisition of property, demolition, payment for relocation on a voluntary basis. The State will begin to take applications from jurisdictions in May and by the end of the month, we would have to apply for these funds. The County has a list of homeowners interested in potential buyouts. Dawn asked will homeowners who demolished their home after the flood and moved into another home, be eligible for a buyout. Robert said he does not know but will inquire. He said the State said the buyout amount would be pre-flood value. Should the County buy out homes the County would hold on to that property in perpetuity and can never be built upon again.

Nathan Dunkmann asked would the entire parcel be bought if there was a house on 3 acres with a shed on it. Mark explained when the property is acquired, it has to be returned to its natural state. The County will apply in May and some work will have to be contracted out for

appraisals, acquisitions, demolitions and environmental reviews and other tasks as staff is too small to complete these tasks. Those costs would come out of the \$15 million.

Nathan asked where homes stand that were damaged in 2019 with their real estate taxes if they are not living there but still own it. Mark Price said he knows that the County Assessor's office was doing a deferral at one time but does not know if they are still doing it.

Robert Myers said in the next 6 weeks, the County will be going through a public engagement process to notify property owners who were affected by the 2019 flood and let them know they are going through this application process for this money. We intend to ask property owners for feedback and what the buyout area should be. In addition, Robert Myers said we need to get concurrence from within municipalities (e.g., Portage Des Sioux and West Alton) and will seek their input about the buyout program.

Danny Kluesner asked if it be a good idea for this body to pass a resolution supporting efforts to develop a drainage district in that area possibly using a NID or other resources. He thinks it would put credibility behind it coming from this Board. Robert said any topics that the Board would like to discuss should be brought up weeks in advance so that staff help with copies, suggestions, research, or feedback. Dennis Kluesner asked if the agenda is posted on the website and Robert said it is. Dennis said this would be a good way of informing the public of the Board's intentions.

Dennis Wappelhorst asked Robert if he has heard about a development plan that St. Charles Mayor Dan Borgmeyer has talked about that will stretch along the Missouri River. The ground was raised to get it out of the floodplain and will feature upscale residential and high growth business development in New Town. Robert Myers said that the City and developer will have to follow the same flood regulations as everyone else.

Robert said we received a resolution from the St. Charles City which was passed by the St. Charles City Council that stated the future land use vision for north of the City of St. Charles would be large single-family residential, 3-5 acre lots on sewage. Robert Myers will send the Resolution on Land Use to the Board members.

New Business

◆ Support for development along Highway 94 and drainage concerns along Missouri Bottoms

Robert Myers said this has already been discussed.

Herb Iffrig announced that the Dardenne Prairie Drainage District is working with St. Charles County to work on the canoe trail on Dardenne Creek.

Nathan Dunkmann asked if anyone has information about base flood elevation not mattering. Mark Price said that is a policy called Risk 2.0 and it's not that elevation doesn't matter but it is not going to be a primary driver behind insurance rates anymore. He added that that the Fed's have decided that their actuarial rates for their insurance is not fair, so they have changed how risk-ratio is calculated. The Fed's say that the current calculations do not represent actual risk of cost. New policies were affected by this change in October 2021 and renewals will be ramped up gradually. Mark Price summarized that elevations matter in terms of the floodplain regulations, but really don't matter as much the insurance. The regulations are not changing at all, just how they calculate the actual rates will change.

TABLED ITEMS

- ◆ **HEC-RAS study for Upper Mississippi Update**

There were no updates for this item, and the item remains tabled.

AGENDA SUGGESTIONS FOR NEXT MEETING, JUNE 9, 2022

- ◆ U.S. Army Corps of Engineers Upper Mississippi River Comprehensive Study (Plan H)
 - ◆ Support for Development along Highway 94 and drainage concerns along Missouri Bottoms
 - ◆ Update regarding funding for a Community Development Block Grant (CDBG)
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- ◆ **ADJOURNMENT OF MEETING**

Herb Iffrig called for a motion to adjourn the meeting. The motion was made by William Schaul and was seconded by Dennis Wappelhorst. The meeting was adjourned by unanimous voice acclamation at 3:14 p.m.
