

## MINUTES OF REGULAR MEETING

### ST. CHARLES COUNTY FLOODPLAIN VISION BOARD

**DATE:** SEPTEMBER 14, 2023

**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 Wapplehorst

**MEMBERS ABSENT :** none

**STAFF PRESENT:** Robert Myers, Director of Planning & Zoning; Josh Rivers, Program Coordinator; and Mariza Almstedt, Recording Secretary

**OTHERS PRESENT:** none

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### CALL TO ORDER, ROLL CALL AND DECLARATION OF QUORUM

Danny Kluesner called the meeting to order at 1:58 p.m. There was a quorum of Board members present.

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### APPROVAL OF MINUTES

Danny Kluesner asked for a motion to approve the minutes from June 8, 2023 meeting. The motion was made by Nathan Dunkmann and was seconded by Dennis Wapplehorst. The minutes were approved by unanimous voice acclamation.

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### CHANGES TO THE AGENDA

There were no changes to the agenda.

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### PUBLIC COMMENTS

There were no public speakers.

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## OLD BUSINESS (UPDATES)

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

There were no updates.

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

Robert Myers, Director of Planning & Zoning, said that the State had recently authorized St. Charles County to use CDBG-DR grant funds for the County's voluntary buyout program. He said it is a \$15.8 million dollar grant to address long-term recovery and mitigation from the 2019 flood and is 100% HUD funded. He added that a contractor to manage the program was hired and approved by the County Council at the September 11, 2023 meeting.

The next step will be to contact property owners with properties in buyout zones about forthcoming meetings that will be arranged by the contractor. Property owners will need to fill out applications that will be ranked according to the criteria set by the State. Applications will be accepted by the end of the year with an expectation of demolitions to begin in April 2024.

Robert Myers explained 70% of funds will need to be spent on low-to-moderate income households and that some funds will be available for relocation assistance. Robert Myers said he is not certain how many homes will be purchased but the goal is to purchase and demolish homes affected by the 2019 flood and maintain the land as open space in perpetuity. He explained how buyout areas were determined. This included where property owners expressed interest and where residential properties in the floodway were affected by the 2019 flood. It is expected that approximately 900 notifications will be sent to property owners of unincorporated St. Charles County, West Alton, and Portage des Sioux.

## NEW BUSINESS

- ◆ **Discussion Regarding Grant Availability for the Marais Temp Clair Drainage District**

Nathan Dunkmann stated he is waiting to see if the Community Development Block Grant has money available to help fund costs associated with creating a Marais Temp Clair Drainage District. Robert Myers said most of the money is set for buyouts but there is some available for planning. Robert Myers said the Community Development Director asked the County Executive's office for some direction on this and he has no objection to using those funds for this reason, but to be fair the County should invite applications from current and prospective drainage districts.

- ◆ On another topic, Robert Myers informed the Board about the status of the County's Community Rating System rating which qualifies property owners for lower flood insurance rates. St. Charles County has participated in the National Flood Insurance Program (NFIP) since 1978. Additionally, the County participates in the Community Rating System (CRS)

which provides credit for County floodplain management practices which exceed the minimum standards of the NFIP. It has a rating system from 1 to 10 with 10 as the worst and 1 as the best. St. Charles County recently improved our rating to a Class 6. This change now permits a 20% discount to flood insurance programs for unincorporated St. Charles County.

- ◆ In addition, Robert Myers said that FEMA has adopted a new method of calculating risk called Risk Rating 2.0 in which premiums will be based on different factors such as distance to watercourses.
- ◆ Josh Rivers informed the Board about a U.S. Supreme Court decision in August which will change how Federal regulations are applied to protect water quality. Josh Rivers does not expect the decision to greatly affect St. Charles County landowners as the County has relatively few wetlands. He also added that agriculture land disturbances is exempt from land disturbance permits.
- ◆ Robert Myers stated that St. Charles County has budgeted funding to prepare a new Master Plan and to update the Unified Development Ordinance. They will be done simultaneously, and the Flood Plain Vision Board will likely be involved in the process.

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#### **TABLED ITEMS**

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

There are no updates.

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#### **AGENDA SUGGESTIONS FOR NEXT MEETING – DECEMBER 14, 2023**

- ◆ Presentation of Updated Stormwater and Water Quality Regulations by Development Review Team
- ◆ Update regarding funding for Community Development Block Grant (CDBG)
- ◆ Grant Availability for Drainage District – Marais Temp Clair

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- ◆ **ADJOURNMENT OF MEETING**

Danny Kluesner adjourned the meeting at 2:41 p.m.

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Respectfully submitted by:

Danny Kluesner

Danny Kluesner, Chairperson

Dec. 14, 2023

Date