

**BOA Meeting Agenda
Peculiar City Board of Aldermen
Special Meeting and Public Hearing
City Hall – 250 S. Main St
Thursday September 26, 2013 6:00 p.m.**

Notice is hereby given that the Board of Aldermen of the City of Peculiar will hold a special meeting on Thursday, September 26, 2013 at 6:00 pm, in the Council Chambers at 250 S. Main St. Representatives of the news media may obtain copies of this notice by contacting the City Clerk at City Hall, 250 S. Main St Peculiar, MO 64078 or by calling 816-779-2221. All proposed Ordinances and Resolutions will be available for viewing prior to the meeting in the Council Chambers.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. City Clerk – Read the Board of Alderman Statement**
- 5. Business**
 - A. RESOLUTION 2013-40 - A RESOLUTION OF THE CITY OF PECULIAR, MISSOURI, STATING INTENT TO SEEK FUNDING THROUGH THE HAZARD MITIGATION GRANT PROGRAM AND AUTHORIZING THE MAYOR TO PURSUE ACTIVITIES IN AN ATTEMPT TO SECURE FUNDING, IDENTIFYING A PROJECT MANAGER AND ADOPTING THE CITY OF PECULIAR VOLUNTARY FLOOD BUYOUT POLICY.**
- 6. Adjournment**

City Administrator
Brad Ratliff

City Clerk
Nick Jacobs

City Attorney
Reid F. Holbrook

Business Office Coordinator
Trudy Prickett



City Engineer
Carl Brooks

Chief of Police
Harry Gurin

City Planner
Cliff McDonald

Municipal Offices – 250 S. Main Street, Peculiar, MO 64078
Phone: 816.779.5212 Facsimile: 816.779.1004

To: Board of Aldermen
From: Carl Brooks
Date: 09/25/13
Re: Resolution 2013-40

GENERAL INFORMATION

Applicant: City Staff
Requested Actions: Authorizing Mayor Pro-Tem to Sign a Voluntary Property Buy-Out resolution of 872 Kendall Rd and submission of the FEMA/SEMA Severe Repetitive Loss Grant Application
Date of Application: 09/26/13
Purpose: To have Resolution 2013-40 approved by the Mayor Pro-Tem and Board of Aldermen (BOA).

PROPOSAL

The City of Peculiar has been considered by FEMA and SEMA for the 100% funded buy-out of the property located at 872 Kendall Rd. The property has been flooded several times over the past few years. The property is currently up for sale by the bank in a foreclosure, and the former residents no longer reside at 872 Kendall Rd. The property has been included on their Severe Repetitive Loss Properties list.

Therefore, City staff needs to schedule a special meeting of the BOA as we have a possibility of acquiring a 100% funded Flood Mitigation Assistance grant. City staff must complete and submit the entire application on or before September 30, 2013. The FEMA/SEMA grant application must have a resolution from the BOA included in the submission.

PREVIOUS ACTIONS

Since, the property located at 872 Kendall Rd has been on their Repetitive Loss Property list in the past, the City Engineer's files did indicate a previous grant application for this property and several additional properties located along Kendall Rd. to construct an alternative access from either J Hwy or Debbie St. The amount of that grant was for \$500,000, in which \$375,000 would have been federally funded and \$125,000 would have been non-federal funds.

With this grant opportunity, City staff contacted the SEMA office and they have extended the deadline for the grant application until September 30, 2013.

STAFF COMMENTS AND SUGGESTIONS

City staff have been working closely with the SEMA office in Jefferson City; and the SEMA office has been very helpful in assisting City staff with the completion of the FEMA/SEMA grant application for the 100% funded buy-out of 872 Kendall Rd.

STAFF RECOMMENDATION

Staff is recommending that we proceed with the passage of the resolution and the submission of the buy-out grant application for the property located at 872 Kendall Rd.

ATTACHMENTS

Resolution 2013-40, w/enclosure

Attachment A: City of Peculiar Voluntary Buyout Policy

Attachment B: Severe Repetitive Loss Properties List; included with SEMA letter dated August 22, 2013.

RESOLUTION NO. 2013-40

A RESOLUTION OF THE CITY OF PECULIAR, MISSOURI, STATING INTENT TO SEEK FUNDING THROUGH THE HAZARD MITIGATION GRANT PROGRAM AND AUTHORIZING THE MAYOR TO PURSUE ACTIVITIES IN AN ATTEMPT TO SECURE FUNDING, IDENTIFYING A PROJECT MANAGER AND ADOPTING THE CITY OF PECULIAR VOLUNTARY FLOOD BUYOUT POLICY.

WHEREAS, The Robert T Stafford Act, as amended, does include provisions for property acquisition and relocation assistance; and,

WHEREAS, The City of Peculiar does have areas of need which may be addressed through the Hazard Mitigation Grant Program.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI:

Section 1. That the City of Peculiar desires to participate with the Federal Emergency Management Agency and the State of Missouri Emergency Management Agency in plans and activities for the improvement of the community under the program.

Section 2. That funds approved under the aforementioned program are intended to be used toward acquisition and/or relocation of residential properties damaged by past flood events.

Section 3. That all properties purchased under this grant must be removed from the parcel of land in question. The land that is acquired through this grant will be owned by the City of Peculiar and must be restricted as to future use. By submitting this application, the city asserts that an evaluation has been conducted of all potential non-open space needs for this land including use for flood control. The city has determined that there are no such needs identified and therefore, the city is, with full knowledge, willing to commit to the purchase of this land and the placement of a permanent and irrevocable deed restriction that will prohibit future non-open space use including levees, flood walls and other flood control structures. The enclosed excerpt from the Robert T. Stafford Act, as amended, has been reviewed and is understood.

Section 4. That the Mayor of the City of Peculiar, Missouri, be and is hereby authorized to prepare and submit an application to the State of Missouri Emergency Management Agency to pursue funding to conduct a hazard mitigation project using State of Missouri and FEMA funds under the aforementioned program.

Section 5. That the City Engineer of the City of Peculiar, Missouri, be and is hereby designated as the Project Manager, who shall act as the point-of-contact for the program participants, State officials and contractors.

Section 6. The Board of Aldermen of the City of Peculiar hereby adopt the City of Peculiar Voluntary Flood Buyout Policy as attached. (Attachment A)

Section 6. *Effective Date.* The effective date of this Resolution shall be the 26th day of September, 2013

Upon a roll call, said Resolution was adopted by the following vote:

Alderman Dunsworth	_____	Alderman Ray	_____
Alderman Gallagher	_____		
Alderman Fines	_____	Alderman Turner	_____

APPROVED:

ATTEST:

Holly Stark, Mayor Pro-Tem

Nick Jacobs, City Clerk

Portion of the Stafford Act, as Amended

Section 404 (b)(2):

An acquisition or relocation project shall be eligible to receive assistance pursuant to paragraph (1) only if

- (A) the applicant for the assistance is otherwise eligible to receive assistance under the hazard mitigation grant program established under subsection (a) of this section; and
- (B) on or after December 3, 1993, the applicant for the assistance enters into an agreement with the Director that provides assurances that
 - (1) any property acquired, accepted, or from which a structure will be removed pursuant to the project will be dedicated and maintained in perpetuity for a use that is compatible with open space, recreational, or wetlands management practices;
 - (2) no new structure will be erected on property acquired, accepted or from which a structure was removed under the acquisition or relocation program other than
 - (1) a public facility that is open on all sides and functionally related to a designated open space;
 - (2) a restroom; or
 - (3) a structure that the Director approves in writing before the commencement of the construction of the structure; and
 - (3) after receipt of the assistance, with respect to any property acquired, accepted or from which a structure was removed under the acquisition or relocation program
 - (1) no subsequent application for additional disaster assistance for any purpose will be made by the recipient to any Federal entity; and
 - (2) no assistance referred to in subclause (I) will be provided to the applicant by any Federal source.

City of Peculiar Voluntary Flood Buyout Policy

The City of Peculiar Board of Aldermen hereby adopts the City of Peculiar Voluntary Flood Buyout Policy as follows:

Priorities of Buyout Program

1. Residential properties on the original application.
2. Residential properties added to the buyout will be given consideration based on:
 1. Frequency of inundation;
 2. Proximity to the creek; and
 3. Elevation

[Include list of property addresses in priority order here or reference as an attachment to this document]

Open Space Assurance Statement

1. The City of Peculiar, through adoption of this Policy does hereby provide the necessary assurance that all property acquired through the Hazard Mitigation Grant Program will be deed restricted, dedicated and maintained in perpetuity for uses outlined below in 44 CFR 206.434(e).

2. (e) *Property acquisitions and relocation requirements.* Property acquisitions and relocation projects for open space proposed for funding pursuant to a major disaster declared on or after December 3, 2007 must be implemented in accordance with part 80 of this chapter. For major disasters declared before December 3, 2007, a project involving property acquisition or the relocation of structures and individuals is eligible for assistance only if the applicant enters into an agreement with the FEMA Regional Administrator that provides assurances that:

(1) The following restrictive covenants shall be conveyed in the deed to any property acquired, accepted, or from which structures are removed (hereafter called in section (d) the property): (i) The property shall be dedicated and maintained in perpetuity for uses compatible with open space, recreational, or wetlands management practices; and (ii) No new structure(s) will be built on the property except as indicated below:

(A) A public facility that is open on all sides and functionally related to a designated open space or recreational use;

(B) A rest room; or

(C) A structure that is compatible with open space, recreational, or wetlands management usage and proper floodplain management policies and practices, which the Administrator approves in writing before the construction of the structure begins.

(iii) After completion of the project, no application for additional disaster assistance will be made for any purpose with respect to the property to any Federal entity or source, and no Federal entity or source will provide such assistance.

(2) In general, allowable open space, recreational, and wetland management uses include parks for outdoor recreational activities, nature reserves, cultivation, grazing, camping (except where adequate warning time is not available to allow evacuation), temporary storage in the open of wheeled vehicles which are easily movable (except mobile homes), unimproved, previous parking lots, and buffer zones.

(3) Any structures built on the property according to paragraph (d)(1) of this section, shall be flood proofed or elevated to the Base Flood Elevation plus one foot of freeboard.

General Eligibility Requirements

In general, to be eligible to participate in the City of Peculiar flood buyout program, all conditions listed below must be met:

1. Property must be listed in the original buyout application submitted to the Federal Emergency Management Agency.
2. The property must be a **primary residential** home (no vacation homes, clubhouses or businesses).

General Buyout Policy

1. A residential buyout package must encompass no more than one (1) acre or less. Any survey fees will be paid for by the City with grant funds.
2. Garages and outbuildings must be located on the same property and be considered as a part of the residential package.
3. The City will conduct a title search to determine the rightful owner(s) of the property prior to making an offer to buy. The cost for the title search will be paid for by the City with grant funds.
4. If a title search is not conclusive regarding true ownership, it will be the sole responsibility of the reported property owner to prove ownership. The City will not pay for any legal costs necessary to prove ownership or provide clear title.
5. The title to the property must be clear of all liens before the city will take title to the property. If the lien amounts cannot be satisfied prior to the closing, all lien amounts due will be deducted from the buyout proceeds at the time of closing. If clear title cannot be provided by the property owner, the property will be withdrawn from the project.
6. All properties will be appraised by a State of Missouri board certified, licensed appraiser. This process is outlined in more detail on page 3. The cost for the appraisal will be paid for with grant funds.
7. All property owners must sign a statement recognizing that this program is voluntary and therefore are not entitled to any relocation assistance under the Uniform Relocation Assistance Act. By signing the statement, the property owners also indicate their understanding that the City will not invoke any power of eminent domain to take the property as part of the grant program, if the property owner chooses to withdraw from the project.
8. Property owners will be given two (2) weeks from the date of offer to decide if they will accept or reject the City's offer to purchase.

9. Property owners will be required to vacate the premises entirely prior to closing. All personal property remaining on or in the structure(s) will be considered public property after closing.
10. Property owners are not allowed to remove structural items from the home or any outbuildings after the appraisal is completed. If a property owner wishes to remove an item that would normally remain in a real estate transaction (for example, light fixtures, windows, doors, hot water heaters, furnace etc.) the appraisal must be reduced by the current market value of the removed item.
11. Once a property has been acquired by the City, any items within the structure must be disposed of in a public manner. The City may choose to remove usable items and store them until a public auction can be held or bids received by all interested citizens. **Or, salvage rights may be granted to the demolition contractor, in which case, citizens then would contact the demolition contractor if interested in select items.** Any Program Income generated by the project will be documented.
12. Current property owners are responsible for the property taxes on the structure from the first of the year through the date of the closing on a pro-rated basis.
13. Demolition costs and liability expenses for the buyout structure will be the responsibility of the City upon transfer of title. Until the title is transferred, the property owner remains solely responsible for the property.
14. No structure may be demolished until the Missouri State Office of Historic Preservation and the Federal Emergency Management Agency have determined that the property is not historically significant or that historically significant properties have been recorded and documented sufficiently to enable the city to demolish the structure.
15. The Date of Negotiations for the City of Peculiar is the day the City provides written notification to potential buyout participants that grant funding **has been provided** to the City for a voluntary buyout program.

Fair Market Value Determination

1. All offers to property owners will be based on the pre-flood fair market value established by a State of Missouri board certified, licensed appraiser minus any Duplication of Benefits.
2. The City, in compliance with local procurement procedures, will hire a State of Missouri board certified, licensed appraiser to complete the appraisals. The cost for the appraisal will be paid for by the grant funds.
3. The City's grant administrator will coordinate when the property will be appraised with each owner. The City encourages each property owner to be present during the site inspection by the appraiser to aid the appraiser in properly identifying property boundary lines and outbuildings etc.

4. If the property owner has an appraisal that was completed within the last twelve (12) months prior to the flooding event date by a State of Missouri board certified, licensed appraiser, he/she may submit that appraisal to the City for review. (NOTE: property owners are not required to submit the appraisal.) If the City determines that the appraisal was completed in accordance with the City's buyout program guidelines, this appraisal may be used to establish the fair market value of the property. The City will not reimburse property owners for appraisal costs they incurred when this appraisal was completed.
5. The appraisal completed by the City is the official fair market value. If a property owner is in disagreement with the value indicated, he/she may hire a State of Missouri board certified, licensed appraiser, at his/her own expense, and provide an original appraisal to the City for review. The City will then forward both the City of Peculiar and owner appraisal to the Missouri State Emergency Management Agency (SEMA). The State's independent licensed appraiser will review both appraisals and determine the final fair market value. The State's decision is final.
6. All property appraisals will be completed with the following special buyout provisions:
 - The pre-flood appraisal must clearly indicate the value of the entire buyout package **and**
 - 1) the value of the residential structure only
 - 2) the value of the underlying real property and outbuildings only
 - Appraisals will be based on comparable sales for properties located in a flood hazard area. If properties **not** located in a flood hazard area are used as comparable sales, a location adjustment must be reflected in the appraisal.
 - Property previously purchased by the City of Peculiar as part of the flood buyout program may not be used as comparable sales for other buyout appraisals.
 - Rental property will be appraised on the sales comparison approach. In no event may rental property be acquired based on a market value established through the rental income approach.
7. All property appraisals (whether completed by the City's appraiser or submitted by a property owner) will be forwarded to the Missouri State Emergency Management Agency prior to an offer being made.

Duplication of Benefits (DOBs)

Financial payments paid to homeowners for structural repairs to the flooded property will be deducted from the pre-flood appraisal if not used for the intended purpose. Each property owner participating in a FEMA flood buyout **must sign an affidavit** disclosing any benefits received from **any sources** in conjunction with the event leading to the buyout project.

Some examples when a DOB may occur include the following:

1. The property owner has received insurance, loans, repair grants, compensation in compliance with a court order, or other assistance available to them to help address damages to the structure regardless of whether such benefits were sought or received. This is because payment of full pre-flood fair market value (FMV) compensates the owner for the loss of value that has occurred;
2. Legal claims are appropriate or legal obligations arise in connection to the property that may provide a benefit to the property owner. Parties involved in pending legal disputes must take reasonable steps to recover benefits available to them;
3. Relocated tenants receive relocation assistance and rental assistance but have received payments for the same purpose as part of the disaster assistance provided by any agency or payments from any other source. Any buyout-related assistance provided to tenants must be reduced accordingly. However, tenant-related DOB deductions do not affect amounts available to the property owner.

Property owners who have an SBA loan will have to repay the loan or roll it over to a new property at closing as part of the settlement. Note, premiums paid for up to five years prior to the disaster event to the National Flood Insurance Program as reported by FEMA will be reimbursed where applicable.

When property owners retain receipts for any repairs made, the property owner may submit them through the City to SEMA. SEMA then submits the receipts to FEMA for review and approval to offset some or all of the DOBs. **(Note: Receipts must be from bonafide businesses recognized by local governments. The labor of property owners, friends, family, or volunteers for clean up and repair is not eligible to offset the DOBs.)**

If a property owner carried insurance through the National Flood Insurance Program (NFIP) at the time of the event, a payment equal to the amount paid for insurance premiums for up to five years prior to the event will be refunded to the policy holder as part of the Duplication of Benefits calculation.

Buyout Categories

The appraised value of a property and the occupancy status (owner occupied or renter occupied) will determine what type of buyout offer a participant will receive. The criteria for each type of offer is as follows:

General Buyout

Criteria:

1. Home and underlying real property is owned by the same owner
2. Property is occupied by the owner of the property (at time of event) or a tenant/renter*

A property and property owner meeting the criteria listed above will be acquired at the pre-flood fair market value established by a qualified appraisal less any Duplication of Benefits.

Example: Pre-flood property appraised at \$40,000
Duplication of Benefits are \$5,000
Property owner will be offered \$35,000

*tenant may qualify for a tenant relocation assistance grant minus any Duplication of Benefits;
(see page 8)

Land Plus Owner Relocation Payment

Criteria:

1. Home and underlying real property is owned by the same owner as a primary residence
2. Property is occupied by the owner of the property (i.e., owner-occupied)
3. Meet all requirements as outlined below per the *Hazard Mitigation Assistance Unified Guidance*

For a property owner to receive a supplemental payment for Owner Relocation, the City must demonstrate that all of the following circumstances exist:

- Decent, safe, and sanitary housing of comparable size and capacity is not available in non-hazard prone sites within the community at the anticipated acquisition price of the property being vacated; and/or
- The project would otherwise have a disproportionately high adverse effect on low-income or minority populations because project participants within those populations would not be able to secure comparable decent, safe, and sanitary housing; and
- Funds cannot be secured from other more appropriate sources, such as housing agencies or voluntary groups.

[Complete and Notarize the Replacement Housing Worksheet for each qualifying property]

Post-Flood Owner Purchase

If for some reason, the property was acquired after the disaster event, the offer to the current property owner is (1) the documented purchase price plus any verifiable repairs or (2) the current fair market value, **whichever is less**.

Note, the property owner is responsible for providing documentation verifying the purchase price and verifiable repairs, i.e. receipts, etc.

Relocation Assistance Categories

Based on the buyout categories listed above, two (2) types of “relocation” payments may be available:

1. Replacement Housing Payment a.k.a. Owner Relocation (maximum \$22,500)
2. Renter Relocation Assistance payment (maximum \$5,250 plus moving costs)

Replacement Housing (aka Owner Relocation) Payment

1. Maximum owner relocation payment a buyout participant may receive is \$22,500.
2. Individuals and families entitled to a replacement housing payment are those that:
 1. Own and occupy the dwelling participating in the buyout program as a primary residence, and
 2. Owned and occupied the dwelling participating during the incident period for the disaster, and
 3. Meets all other requirements as listed under the *Buyout Categories* section of this document.
 - The property owner must purchase a replacement dwelling outside the Special Flood Hazard Area. Rental, lease, or other occupancy of a replacement dwelling does not qualify for a replacement housing payment.
 - The replacement housing payment is determined by the purchase price of the replacement dwelling minus the Fair Market Value of the flood damaged dwelling.
 - It is the responsibility of the homeowner to locate a new replacement home and provide all required documentation to the City’s grant administrator.
 - Mobile homes are eligible replacement dwelling units provided that the mobile home has been purchased and transported to a dwelling site outside the Special Flood Hazard Area prior to any replacement housing payment being made.
 - The City will not make a replacement housing payment until the buyout site is vacated and the new dwelling purchased and occupied. The City’s grant administrator will coordinate property closings to ensure that the property owner is provided with the replacement housing payment in the most expedient manner possible.
 - The owner may choose between a straight buyout **or** a replacement housing payment offer, whichever creates a better financial assistance payment to the property owner.

NOTE: All criteria listed above must be met and verified to be eligible for a replacement housing (owner relocation) payment.

Example:

Fair Market Value of Replacement Home	\$35,000
Fair Market Value of Flood-Damaged Home	\$21,000
Cost of new home:	\$35,000
Less: value of flood-damaged home:	<u>(\$21,000)</u>
Replacement Housing Payment:	\$14,000 CANNOT EXCEED \$22,500
Homeowner receives	\$21,000
Plus:	<u>\$14,000</u>
Total Buyout Offer:	<u>\$35,000*</u>

***This amount is subject to a deduction for Duplication of Benefits as outlined previously in this document, if applicable.**

Renter Relocation Assistance Payment

1. Due to the involuntary nature of the impact of a buyout project on tenants/renters, they **MAY** be eligible for relocation assistance should a property they reside in be acquired by the City through the flood buyout program.
2. The maximum renter relocation assistance grant may not exceed \$5,250 plus the cost to move personal property located inside the property based on a standard table of costs.
3. It is the responsibility of the property owner or renter to contact the City to determine if a renter is eligible for a grant.
4. A *Relocation Assistance to Tenants/Renters Worksheet* must be completed and certain documentation provided by the renter/landlord to determine the level of assistance, if any.
5. The payment for moving personal property consists of household furniture and is determined by pre-established government charts based on the number of furnished rooms in the property.
6. No renter relocation assistance payment will be provided until the property in the buyout program has been acquired with completed closing procedures.
7. If a tenant/renter has received funds from other primary funding sources (FEMA, other grants, and/or funds from any other sources) such as insurance and other funds to address the same purpose or loss, Duplication of Benefits may apply. This includes any funds received by the tenant/renter provided through the FEMA disaster assistance programs including temporary housing and rental assistance. Any acquisition-related assistance provided to tenants/renters must be reduced accordingly. Tenant/renter-related Duplication of Benefits deductions do not affect amounts available to the property owner.
8. Tenants/renters must also certify that they are a U.S. citizen or are lawfully present in the United States to be considered eligible for this assistance.

Environmental Considerations

Participants in the buyout program must sign a Sales Contract plus all Exhibits (A, B, and C) which, by signing, represents and warrants to the City that:

1. There are no abandoned wells, agricultural drainage wells, solid waste disposal areas or underground storage tanks (as defined in Revised Statutes of Missouri) located in, on or about the property;
2. There is and has been no hazardous waste stored, generated, treated, transported, installed, dumped, handled or placed in, on or about the property;
3. At no time have any federal or state hazardous waste cleanup funds been expended with respect to any of the property;
4. There has never been any solid waste disposal site or underground storage tank located in, on or about the property, nor has there been any release from any underground storage tank on real property contiguous to the property which has resulted in any hazardous substance coming in contact with the property;
5. The seller has not received any directive, citation, notice, letter or other communication, whether written or oral, from the Environmental Protection Agency, the Missouri Department of Natural Resources, any other governmental agency with authority under any Environmental Laws, or any other person or entity regarding the release, disposal, discharge or presence of any hazardous waste on the property, or any violation of any Environmental laws; and
6. To the best of property owner's knowledge, neither the property nor any real property contiguous to the property nor any predecessors in title to the property are in violation of or subject to any existing, pending or threatened investigation or inquiry by any governmental authority or to any removal or remedial obligations under Environmental Laws.

Special Considerations

Any scenarios that have not been covered by the approved City of Peculiar Buyout Policy will be reviewed by an advisory council consisting of representatives from SEMA and the City of Peculiar Board of Aldermen. In the event of disputes, differences of interpretation, or disagreements over these guidelines, the decision of the City, acting by and through the Board of Aldermen shall be final and in all cases shall be the determining factor, after consultation with the State of Missouri.

Approved and read by the City of Peculiar Board of Aldermen on September 26, 2013.

APPROVED:

ATTEST:

Holly Stark, Mayor Pro-Tem

Nick Jacobs, City Clerk

Jeremiah W. (Jay) Nixon
Governor

Jerry Lee
Director of Public Safety



STATE OF MISSOURI

EMERGENCY MANAGEMENT AGENCY

Timothy A. Diemler
Acting Director

DEPARTMENT OF PUBLIC SAFETY

PO Box 116, Jefferson City, Missouri 65102
Phone: 573/526-9100 Fax: 573/634-7966
E-mail: mosema@sema.dps.mo.gov



August 22, 2013

Mayor Ernest Jungmeyer
City of Peculiar
Cass County
250 S. Main
Peculiar, MO 64078

Dear Mayor Jungmeyer:

Please accept this correspondence as official notification of the application period for FY 2013 Flood Mitigation Assistance (FMA) grant funds. Major revisions have been made to this grant program as a result of the new FY2013 Hazard Mitigation Assistance Unified Guidance, and the Repetitive Flood Claims (RFC) and Severe Repetitive Loss (SRL) grant programs no longer exist. Instead, components of these two grant programs have been incorporated into FMA. Namely, acquisition of repetitive loss properties under FMA will be funded by a 90% federal and 10% non-federal split, and acquisition of severe repetitive loss properties under FMA will be funded 100% federal. All other flood mitigation activities can be funded out of this grant through a 75% federal and 25% non-federal split. We would like to determine interest in participation in these programs. Local county and city governments with current **approved** local hazard mitigation plans are eligible to apply to the State Emergency Management Agency (SEMA) for funding under this grant.

The Federal Emergency Management Agency (FEMA) has established priorities and project eligibility criteria for the FMA grant. All hazard mitigation projects must also have a FEMA-approved benefit-cost analysis (BCA) using the mandatory version 4.5.5 or 4.8 software, with supporting documentation accompanying each application. Projects must demonstrate cost-effectiveness using this software, with a benefit-cost ratio (BCR) of 1.0 or greater. Additionally, all applicants must be participants in good standing with the NFIP, and all properties to be mitigated must have flood insurance. Applicants will be expected to meet the non-federal local match requirement, since funds are not available at the state level at this time. Additional guidance and a description of the allowable project activities regarding these funding sources can be found in the 2013 Hazard Mitigation Assistance Unified Guidance which is available on the SEMA Mitigation Management web page located at:

http://www.sema.dps.mo.gov/programs/mitigation_management.asp.

Applications for the FMA grant program must be submitted in FEMA's eGrants electronic application system. **If you believe your jurisdiction has an eligible project, proceed with**



A Nationally
Accredited
Agency

gaining access to eGrants and complete an application. Also, please submit a completed NOI to our office to make us aware of your proposed project. Copies of NOI forms for each grant program are also available on the SEMA Mitigation website.

Complete applications are due to SEMA via the eGrants system no later than September 6, 2013.

Lastly please note attached are repetitive loss and/or severe repetitive property listings. Please assist our office by reviewing these lists and notifying us if any of the structures have been mitigated, (e.g., acquired/demolished, re-located, elevated, etc...), and then forwarding that information to Ron Broxton, SEMA State Hazard Mitigation Officer. SEMA will then notify FEMA that the property structures have been mitigated and should be removed from the list(s).

Thank you for taking time to consider this important matter. We look forward to hearing from you. For questions, please contact Mr. Ron Broxton, State Hazard Mitigation Officer, by e-mail at ron.broxton@sema.dps.mo.gov or by phone at 573-526-9375.

Sincerely,



Charles R. May, Chief
Recovery Branch

CRM/dl
Enclosure

Severe Repetitive Loss Properties

Address Line 1
872 KENDALL RD

Address Line 2

City
PECULIAR

State
MO

Zip 1
64078

Zip
+4

Group 1 Address
872 KENDALL RD

Community Name
PECULIAR, CITY OF