



COMMUNITY DEVELOPMENT
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Staff Report

TO: Human Resources Committee
Isabella County Board of Commissioners

FROM: Timothy A Nieporte, Community Development Director

DATE: April 23, 2015

RE: Intergovernmental Agreement – Floodplain Management

BACKGROUND

The Federal Emergency Management Agency (FEMA) has revised the Flood Insurance Rate Maps (FIRM) and Flood Insurance Study for Isabella County effective February 5, 2104. Communities (Cities, Villages and Townships) must determine their voluntary participation in the National Flood Insurance Program (NFIP) prior to February 5, 2014 by adopting floodplain management measures that satisfy 44 Code of Federal Regulations (CFR) Section 60.3(d) of the NFIP regulations.

In this instance, our office has been contacted with regard to Floodplain Management by the Village of Lake Isabella. As you may recall the Village of Lake Isabella returned their Building Inspections services back to Isabella County effective January 8, 2015. In order to further transfer Floodplain Management to the County the Village needed to amend their Floodplain Ordinance which was enacted by the Village Council on April 21, 2015. Therefore, the last action required to transfer services is the signing of the “Michigan Community Resolution and Intergovernmental Agreement to Manage Floodplain Development for the National Flood Insurance Program”.

As the Building Inspections Enforcing Agency for the County, we have assisted several Townships and Villages with Floodplain Management as a measure of the NFIP regulations stated above. Therefore, I am requesting that the County Board of Commissioners enter into a “Michigan Community Resolution and Intergovernmental Agreement to Manage Floodplain Development for the National Flood Insurance Program” with the Village of Lake Isabella and authorize the Board Chairman to sign said Resolution and Intergovernmental Agreement..

Entering into this intergovernmental agreement with the Village of Lake Isabella will make a total of 16 Communities that the Community Development Department will be assisting with Floodplain Management.

ALTERNATIVES

None

FINANCIAL IMPACT

None

OTHER CONSIDERATIONS

None

RECOMMENDATIONS

Move to authorize the County Board Chairperson to sign the Michigan Community Resolution and Intergovernmental Agreement to Manage Floodplain Development for the National Flood Insurance Program on behalf of the County Board for the Village of Lake Isabella, Isabella County, Michigan.

ATTACHMENTS

1. Michigan Community Resolution and Intergovernmental Agreement to Manage Floodplain Development for the National Flood Insurance Program.

Isabella County Board of Commissioner Resolution No. 15-05-01

MICHIGAN COMMUNITY RESOLUTION AND INTERGOVERNMENTAL AGREEMENT TO MANAGE FLOODPLAIN DEVELOPMENT FOR THE NATIONAL FLOOD INSURANCE PROGRAM

Community A: VILLAGE OF LAKE ISABELLA

Community/Entity B: ISABELLA COUNTY

WHEREAS, Community A (check the appropriate statement) currently participates desires to participate in the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP) by complying with the program's applicable statutory and regulatory requirements for the purposes of significantly reducing flood hazards to persons, reducing property damage, reducing public expenditures, and providing for the availability of flood insurance and federal funds or loans within its community; and

WHEREAS, the NFIP requires that floodplain management regulations must be present and enforced in participating communities, and utilize the following definitions which also apply for the purposes of this resolution:

1. Flood or Flooding means:
 - a. A general and temporary condition of partial or complete inundation of normally dry land areas from: 1) the overflow of inland or tidal waters, 2) the unusual and rapid accumulation or runoff of surface waters from any source, 3) mudflows, and
 - b. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding, as defined in paragraph (a)(1) of this definition.
2. Flood Hazard Boundary Map (FHBM) means an official map of a community, as may have been issued by the FEMA, where the boundaries of the areas of flood, mudslide (i.e., mudflow) related erosion areas having special hazards have been designated as Zone A, M, and/or E.
3. Floodplain means any land area susceptible to being inundated by water from any source (see definition of flooding).
4. Floodplain management means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, and floodplain management regulations.
5. Floodplain management regulations means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance, and erosion control ordinance) and other applications of police power that provide standards for the purpose of flood damage prevention and reduction.
6. Structure means a walled and roofed building that is principally above ground, gas or liquid storage facility, as well as a mobile home or manufactured unit.

WHEREAS, the Stille-Derossett-Hale Single State Construction Code Act”, Act No. 230 of the Public Acts of 1972, as amended, (construction code act), along with its authorization of the state construction code composed of the Michigan Residential Code and the Michigan Building Code [and its Appendices (specifically Appendix G)] contains floodplain development and management regulations that comply with the FEMA NFIP minimum floodplain management criteria for flood prone areas as detailed in Title 44 of the Code of Federal Regulations (44 CFR), Section 60.3, and

WHEREAS, by the action dates of this document, Community/Entity B affirms/agrees on behalf of Community A to function as the designated enforcing agency to discharge the responsibility of administering, applying, and enforcing the construction code act and the state construction code, specifically the Michigan Residential Code and the Michigan Building Code, to all development within Community A’s political boundaries, and

WHEREAS, Community A and Community/Entity B enforce floodplain regulations of the construction code act, and Community A wishes to ensure that the administration of that code complies with requirements of the NFIP, and

NOW THEREFORE, to maintain eligibility and continued participation in the NFIP,

1. Community A and Community/Entity B agree that Community/Entity B’s officially designated enforcing agency for the construction code act, BUILDING OFFICIAL, be directed to administer, apply, and enforce on Community A’s behalf the floodplain management regulations as contained in the state construction code (including Appendix G) and to be consistent with those regulations, by:
 - a. Obtaining, reviewing, and reasonably utilizing flood elevation data available from federal, state, or other sources pending receipt of data from the FEMA to identify the flood hazard area, and areas with potential flooding, and
 - b. Ensuring that all permits necessary for development in floodplain areas have been issued, including a floodplain permit, approval, or letter of no authority from the Michigan Department of Environmental Quality under the floodplain regulatory provisions of Part 31, "Water Resources Protection," of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, and
 - c. Reviewing all permit applications to determine whether the proposed building sites will be reasonably safe from flooding. Where it is determined that a proposed building will be located in a flood hazard area or special flood hazard area, Community/Entity B shall implement the following applicable codes according to their terms:
 - i) Appropriate portions and referenced codes and standards of the current Michigan Residential Code.
 - ii) Appropriate portions and referenced codes and standards of the current Michigan Building Code.
 - iii) Appendix G of the current Michigan Building Code.
 - d. Reviewing all proposed subdivisions to determine whether such proposals are reasonably safe from flooding and to ensure compliance with all applicable floodplain management regulations.

- e. Assisting in the delineation of flood hazard areas; provide information concerning uses and occupancy of the floodplain or flood-related erosion areas, maintain flood proofing and lowest floor construction records, and cooperate with other officials, agencies, and persons for floodplain management.
 - f. Advising FEMA of any changes in community boundaries, including appropriate maps, and
 - g. Maintaining records of new structures and substantially improved structures concerning any certificates of floodproofing, lowest floor elevation, basements, floodproofing, and elevation to which structures have been flood proofed.
2. Community A and Community/Entity B assure the Federal Insurance Administrator that they intend to review, on an ongoing basis, all amended and revised FHBMs and Flood Insurance Rate Maps (FIRMs) and related supporting data and revisions thereof and revisions of 44 CFR, Part 60, Criteria for Land Management and Use, and to make such revisions in its floodplain management regulations as may be necessary to assure Community A's compliant participation in the program.
 3. Community A further assures the Administrator that it will adopt the current effective FEMA Flood Insurance Study (FIS), FHBMs, and/or the FIRMs by reference within its Floodplain Management Map Adoption Ordinance or similarly binding ordinance documentation.

FURTHER BE IT RESOLVED, both communities declare their understanding that, until this resolution is rescinded or Community A makes other provision to enforce the construction code act:

1. Community/Entity B must administer and enforce the construction code act in accordance with the terms and the conditions contained herein, and
2. For Community A to continue its participation in the NFIP, the construction code act must be administered and enforced according to the conditions contained herein.

Community A:	<u>VILLAGE OF LAKE ISABELLA</u>	Date Passed: _____
Officer Name:	<u>DAVE TORGERSON</u>	Title: <u>PRESIDENT</u>
Signature:	_____	Date: _____
Witness Name:	_____	Title: _____
Signature:	_____	Date: _____

Community/Entity B:	<u>ISABELLA COUNTY</u>	Date Passed: _____
Officer Name:	<u>GEORGE GREEN</u>	Title: <u>BOARD CHAIRPERSON</u>
Signature:	_____	Date: _____
Witness Name:	_____	Title: _____
Signature:	_____	Date: _____