

DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency

**CRS COMMUNITY CERTIFICATIONS**

OMB Control Number: 1660-0022  
Expiration: 10/31/2023

Community Independence, City of State KS CID 200233  
(6-digit NFIP Community Identification Number)

**Note:** Please cross out any incorrect items, below, as needed, and insert the updated information.

**CC-213 Recertification**

Recertification due date February 1, 2023

Chief Executive Officer	CRS Coordinator
Name <u>Kelly Passauer</u>	<u>David Cowan</u>
Title <u>City Manager</u>	<u>Director of Safety</u>
Address <u>811 W Laurel Street Independence, KS 67301</u>	<u>811 W Laurel Street Independence, KS 67301</u>
Phone number <u>Please provide</u>	<u>620-332-2528</u>
E-mail address <u>kellyp@independenceks.gov</u>	<u>davidc@independenceks.gov</u>

I hereby certify that Independence, City of [community name] is implementing the following activities on the attached pages as credited under the Community Rating System and described in our original application to the CRS and subsequent modifications.

I hereby certify that, to the best of my knowledge and belief, we are in full compliance with the minimum requirements of the NFIP and we understand that we must remain in full compliance with the minimum requirements of the NFIP. We understand that at any time we are not to be in full compliance, we will retrograde to a CRS Class 10.

I hereby certify that we will continue to maintain FEMA Elevation Certificates on all new buildings and substantial improvements constructed in the Special Flood Hazard Area following the date at which we joined the CRS.

I hereby certify that if there are one or more repetitive loss properties in our community that we must take certain actions that include reviewing and updating the list of repetitive loss properties, mapping repetitive loss areas, describing the cause of the losses, and sending an outreach project to those areas each year, and if we have fifty (50) or more unmitigated repetitive loss properties we must earn credit under Activity 510 (Floodplain Management Planning) for either a repetitive loss area analysis (RLAA) or a floodplain management plan (FMP).

I hereby certify that, to the best of my knowledge and belief, we are maintaining in force flood insurance policies for insurable buildings owned by us and located in the Special Flood Hazard Area (SFHA) shown on our Flood Insurance Rate Map. I further understand that disaster assistance for any community-owned building located in the SFHA is reduced by the amount of National Flood Insurance Program (NFIP) flood insurance coverage (structure and contents) that a community should be carrying on the building, regardless of whether the community is carrying a policy.

Signature Kelly Passauer (Chief Executive Officer)

Date 12-28-2022

Community Independence, City ofState KSCID 200233

(6-digit NFIP Community Identification Number)

<b>CRS Program Data Table</b>		A. In the SFHA	B. In a regulated floodplain outside the SFHA	C. In the rest of the community
1. Last report's number of buildings in the SFHA (bSF) (line 6, last report)		259		
2. Number of new buildings constructed since last report	+			
3. Number of buildings removed/demolished since last report	-			
4. Number of buildings affected by map revisions since last report (+ or -)				
5. Number of buildings affected by corporate limits changes (+ or -)				
6. Current total number of buildings in the SFHA (bSF) (total lines 1-5)		259		
7. Number of substantial improvement/damage projects since last report				
8. Number of repetitive loss properties mitigated since last report				
9. Number of LOMRs and map revisions (not LOMAs) since last report				
		552		
10. Acreage of the SFHA (aSFHA) as of the last report (line 13, last report)				
11. Acreage of area(s) affected by map revisions since last report (+ or -)				
12. Acreage of area(s) affected by corporate limits changes (+ or -)				
13. Current acreage of the SFHA (total lines 10-12)		552		
14. Primary source for building data:				
15. Primary source for area data:				
16. Period covered:		Current FIRM date		
<i>If available, the following data would be useful:</i>				
17. Number of new manufactured homes installed since last report		0		
18. Number of other new 1-4 family buildings constructed since last report	0			
19. Number of all other buildings constructed/installed since last report	0			

**Comments:**

(Please note the number of the line to which the comment refers.)

Community Independence, City of State KS CID 200233  
(6-digit NFIP Community Identification Number)

## Instructions

At the first verification visit after the effective date of the 2013 CRS Coordinator's Manual, ONLY LINES 6 AND 13 NEED TO BE COMPLETED. These lines form the baseline data about the number of buildings and area of the SFHA for when the table is completed as part of the next annual recertification. The "period covered" entered in line 16 is the date that lines 6 and 13 are first completed. At all subsequent annual recertifications and cycle verification visits, the entire table is completed. The information in lines 6 and 13 from the last report is transferred to lines 1 and 10 in the next report.

## Instructions for the Columns

Column A numbers are for the SFHA (the A and V Zones shown on the Flood Insurance Rate Map) (FIRM)). Use the FIRM currently in effect, not a draft or pending revision.

Column B is completed only if the community receives CRS credit for regulating floodplain development outside the SFHA under Activity 410 (Floodplain Mapping) or Activity 430 (Higher Regulatory Standards).

Column C numbers help relate what happens in the floodplain to what is happening in the rest of the community.

Enter "0" if there are no numbers to report for this period. Do not leave a cell blank. Do not fill in the shaded boxes.

## Instructions for the Lines

Lines 1-7 deal with buildings.

- o Section 301.a of the *CRS Coordinator's Manual* defines what constitutes a "building" and lists examples of structures that are not counted as "buildings" by the CRS.
- o Section 302.a of the *CRS Coordinator's Manual* describes how the CRS counts buildings. For example, accessory structures are not counted.
- o As noted in Section 302.a, to determine building counts, communities may use any method that yields reasonably good estimates of the number of buildings. Examples of acceptable methods are listed in Section 302.a. Precision is less important for large numbers. For example, the impact of the numbers will not change much if there are 10,000 buildings or 10,100 buildings.
- o If a building is out of the SFHA, but in a parcel that is partly in the SFHA, it is not counted in column A --In the SFHA.
- o In line 14, note how the building counts were obtained or estimated. Use the comments area, if needed.

Line 4 refers to map revisions. These include physical map revisions, Letters of Map Revision (LOMR), and Letters of Map Amendment (LOMA). If a building is removed from the SFHA by FEMA through a LOMA, but the community still administers its floodplain management regulations on the property, the building should not be included in the line 4 count in column A --In the SFHA. However, communities that still regulate areas removed by LOMAs can receive credit under Activities 410 or 430. If the community is receiving such credit, the building should be counted under column B --In a regulated floodplain outside the SFHA.

Line 7 is for the total number of buildings that were substantially improved plus the number of buildings that were substantially damaged during the period covered.

Lines 10 -13 deal with areas.

- o These areas are based on the areas shown on the community's FIRM including LOMRs or LOMAs. Section 403.b discusses those portions of the SFHA that are subtracted from the area of the SFHA to calculate the community's aSFHA used in credit calculations.
- o Section 403.e of the *CRS Coordinator's Manual* discusses calculating areas for CRS purposes.
- o Section 403.e notes that communities "should not spend an inordinate amount of time measuring areas." As with buildings, communities may use any method that yields reasonably good estimates. Examples of acceptable approaches are listed in Section 403.e.
- o Line 13 asks for the current acreage of the SFHA. The best source for this number is a GIS layer that shows the SFHA. If the community does not have GIS, the county, regional agency, or state NFIP mapping office may have SFHA layers and may be able to provide the data. If the community has a relatively recent FIRM, the study contractor or consulting engineer may have the data.
- o In line 15, note how the area calculations were obtained or estimated. Use the comments area, if needed.

Lines 17 -19 are voluntary, if the numbers are readily available.

- o Line 17 includes replacing an existing manufactured home with a new one. The newly placed manufactured home is counted as a new, post-FIRM, building.
- o The total of lines 17 -19 should equal the value entered in line 2.

Community Independence, City of State KS CID 200233  
County Montgomery

## COMMUNITY RATING SYSTEM ANNUAL RECERTIFICATION

Your community has been verified as receiving CRS credit for the following Activities.

- If your community is still implementing these activities the CRS coordinator is required to put his or her initials in the blank (do not use a checkmark or an "X") and **attach** the appropriate items. A blank with no initials indicates you are not implementing that Activity anymore, and will result in loss of points (and possible CRS Class).
- If the word "**attached**" is used you must provide the requested documentation for that Activity. If no documentation has been acquired for that Activity, please explain why there is no documentation from the past year.

djc 310 EC: We are maintaining Elevation Certificates, Floodproofing Certificates, Basement Floodproofing Certificates, V Zone design certificates and engineered opening certificates on all new construction and substantially improved buildings in our Special Flood Hazard Area (SFHA) and make copies of all Certificates available at our present office location. *[djc] Initial here is you have had no new construction or substantial improvement in the SFHA in the last year.*

djc 310 EC: **Attached is the permit list for only new or substantially improved structures in the SFHA that have been completed in the last year.** We have permitted 1 new building and substantial improvements in the SFHA during this reporting period.

djc 310 EC: **Attached are all the Certificates for new or substantially improved structures that have been completed during this reporting period that are included on the above permit list.** (Note: The total number of Elevation and Floodproofing certificates should match the number of permits issued and completed within the reporting period defined above. All permits issued for new construction or substantial improvement within the V zone should have both an Elevation Certificate and a V Zone Certificate, and all buildings with basements within the basement exemption communities should have both an Elevation Certificate and a Basement Floodproofing Certificate).

djc 320 MI 1: We are providing basic flood information to inquirers. We also continue to provide the following to inquirers:

djc MI 2 additional FIRM information

djc MI 4 flood depth data

djc MI 7 natural floodplain functions

djc 320 MI: Attached is a copy of the publicity for the credited elements of this service this year.

Community Independence, City of State KS CID 200233  
County Montgomery

#### COMMUNITY RATING SYSTEM ANNUAL RECERTIFICATION

djc 320 MI: **Attached is a copy of one page of the log, a letter, or other record that we kept on this service this year.**

djc 320 MI: We are continuing to keep our FIRM updated and maintain old copies of our FIRM.

djc 330 OP: We continue to conduct or provide all credited outreach projects.

djc 340 ODR: People looking to purchase flood prone property are being advised of the flood hazard through our credited hazard disclosure measures.

djc 350 LIB/LPD: Our public library continues to maintain flood protection materials.       

djc 350 WEB: We continue to conduct an annual review and update of the information and links in our flood protection website.

djc 360 PPA: We continue to provide flood protection advice to inquirers.

djc 360 PPV: We continue to provide on-site flood protection assistance to inquirers.

djc 360 PPA/PPV: **Attached is a copy of one page of the log, up to three letters, or other records that we kept on this service this year.**

djc 360 PPA/PPV: **Attached is a copy of the document that told others about these service(s) this year.**

djc 420 OSP: We continue to preserve our open space in the floodplain subdivision and building code ordinances for which we are receiving credit.

djc 430: When there is a change in the floodplain and building regulations, attach a copy of the amended regulations, provide a summary of the changes and mark up the regulations indicating what's been changed.

djc 440 AMD: We continue to use and update our flood data maintenance system on an annual basis as needed.

djc 502 RL: We currently have 63 repetitive loss properties and send our notice to 63 properties in the repetitive loss areas.

djc 502 RL: **Attached is a copy of this year's notice on property protection, flood insurance and financial assistance that we sent to our repetitive loss areas.**

Community Independence, City of State KS CID 200233  
County Montgomery

#### COMMUNITY RATING SYSTEM ANNUAL RECERTIFICATION

djc\_ 510 FMP/RLAA: **Attached is a copy of our floodplain management annual progress report for the action items contained in the plan.** We have included a progress report template ~~that~~ for you to use (in the email notification) if you don't have one of your own.

djc 510 FMP/RLAA/FSP: We have provided copies of this/these progress report(s) to our governing board and local media.

djc\_ 520 AR: We continue to maintain as open space the lots where buildings were acquired or relocated out of the floodplain.  Initial here if there have been any changes (additions or deletions) to the parcels credited as open space. Attach a description of those changes.

Additional Comments:

Attachments:

## B U I L D I N G   D E P A R T M E N T

## BUILDING PERMIT

PERMIT NUMBER: 020220025

PERMIT DATE: 4/21/2022  
EXPIRATION DATE: 10/22/2022PROPERTY ADDRESS: 832 S 19TH  
OWNER NAME: THOMAS CHURCH  
OWNER ADDRESS: 404 N DOUGLAS

INDEPENDENCE KS 67301

GENERAL CONTRACTOR: THOMAS CHURCH  
CONTRACTOR PHONE:

TYPE OF OCCUPANCY:

TYPE OF CONSTRUCTION:

ZONING:

LOT NUMBER:

BLOCK NUMBER:

SUBDIVISION:

NUMBER OF DWELLING UNITS: 1.00

SQUARE FOOTAGE OF BUILDING: 1,551.00

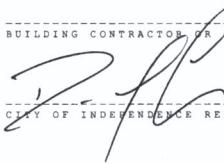
VALUATION: 12,875.60  
ELEC: 0.00  
PLUMB: 0.00

DESCRIPTION: BUILDING PERMIT

## PERMIT FEES

BLDG PERMIT FEE: \$ 0.00  
ELECTRIC PERMIT: 0.00  
PLUMBING PERMIT: 0.00  
ROOFING PERMIT: 0.00  
BACKFLOW PERMIT: 0.00  
SYSTEMS DEVELOPMENT FEE: 0.00-----  
TOTAL \$ 0.00

THIS PERMIT BECOMES NULL AND VOID IF WORK OR AUTHORIZED CONSTRUCTION IS NOT COMMENCED WITHIN 180 DAYS. IF THIS PROJECT IS NOT COMPLETED WITHIN ONE YEAR A NEW PERMIT MUST BE OBTAINED.

-----  
BUILDING CONTRACTOR OR OWNER 4/21/2022-----  
CITY OF INDEPENDENCE REPRESENTATIVE 4/21/2022



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**CRS ACTIVITY 510  
PROGRESS REPORT  
December 2022**

**Name of Community:** City of Independence, Kansas

**Name of Mitigation Plan:** State of Kansas Homeland Security Region H Multi-Hazard Jurisdictional Mitigation Plan

**Date of Adoption:** Resolution 19-069      May 20, 2019

**CRS Certification Date:** July 19, 2020

**5-Year CRS Expiration Date:** July 2025

**Present Mitigation Plan:** Southeast Kansas Region H Multi-Hazard Jurisdictional Mitigation Plan.

**Location where active Mitigation Plan can be found:**

<https://www.independenceks.gov/DocumentCenter/View/2060/2014-REDACTED-Southeast-Kansas-Homeland-Security-Region-H-Multi-Hazard-Multi-Jurisdictional-Mitigation-Plan>

**Status of Hazard Mitigation Plan:**

- **How Can a Copy be obtained:** David Cowan, CRS Program Coordinator, 811 W. Laurel Street, Independence, Ks.
- **How Report was prepared and submitted to governing body and media:** The CRS Program Coordinator prepared the annual Report by reviewing all activity in the AE floodplain and building activity in the City of Independence for 2022. The Report will be provided on the January 13, 2022 commission meeting for City Commission, media and public review of the activity in the floodplain during fiscal 2022 year.

**STRATEGIC VISION:** *Customer Service Excellence – Continuous Improvement – Teamwork*



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**Describe the implementation of recommendations or action items in the plan:** The City of Independence continues to participate with Montgomery County and Region H Multi Hazard Mitigation Plan. As reported in 2021, the City continues to work on those items specifically identified for Independence.

- We have completed the phase 1 electrical work at the water plant and moved electrical service out of the AE Floodplain and added a generator to the plant. Phase II water plant improvements have been completed and we are in the process to bid the work for 2023. The Phase II work includes flood protection for the high service pumps that are in the AE flood zone and other infrastructure improvements for the facility.
- The City has completed a clean-up project of Whiskey Creek to ensure sufficient flow of the creek between Sycamore and Cherry Street. Maintenance work continues with annual spraying to prevent tree growth in the creek. The City has also submitted grant applications for improvement of Whiskey Creek flow under Sycamore Street, but has been denied.
- The City of Independence is working on a flood retention project that would prevent flood water runoff along Whiskey Creek during flashflood events. The project is in the design phase with an estimated scheduled of 2026-2028 for construction
- The City continues to monitor the floodplain, has an active monthly education program promoting flood tips and prevention, flyers throughout the community and library, cleaning and maintenance of stormwater inlets, and monitoring building permits and housing improvements in the floodplain.
- Design plans have been presented to the State of Kansas to raise electrical controls at a lift station in the floodplain. Project planned for 2023.

**Objectives not met:** The City continues to work on Whiskey Creek and improving the flow of the Creek by submission of grant applications to replace storm culverts at 20<sup>th</sup> and Sycamore, this request was denied. The City will continue to resubmit for funding.

**New projects or Revised:** The City continues to monitor the floodplain and evaluate for possible new projects and changes that would decrease the impact of flooding in the community.

### **Repetitive Loss Area Analysis:**

- **How Can a Copy be obtained:** David Cowan, CRS Program Coordinator, 811 W. Laurel Street, Independence, Ks.
- **How Report was prepared and submitted to governing body and media:** The CRS Program Coordinator prepared the annual Report by reviewing all activity in the AE floodplain and building activity in the City of Independence for 2022. The Report will be provided on the January 13, 2022 commission meeting for City Commission, media and public review of the activity in the floodplain during fiscal 2022 year.



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- **Describe implementation of recommendations or action item in the plan:** The City continues to monitor the repetitive loss areas and make annual notifications to those areas' residences. The City has implemented 3- projects to help reduce losses in the Repetitive loss area.
  - **Whiskey Creek Brush Clearing:** A project began in 2020 to clear Whiskey Creek of debris and brush that is reducing the flow of the Creek. Starting at the South City limits at Cherry Street, in 2020, the City paid \$50,000 and cleared from Cherry to Poplar street. In 2021, the City sprayed the area to stop any return of the brush. In 2021 the City paid another \$50,000 to go from Poplar street to Laurel street along Whiskey Creek, clearing brush and improving water flow along Whiskey Creek. In 2022, the City is doing a maintenance program and spraying the area between Cherry and Sycamore street to stop the growth of trees and brush in the creek.
  - **Culvert Replacement:** Identified as an impediment to Whiskey Creek flow, the culvert under 21<sup>st</sup> and Sycamore was determined to be undersized by engineers. A design to improve this culvert was obtained and submitted to the KDOT for funding in 2021 and 2022. The funding was denied. The City will continue submitting the plan and looking for funding sources to improve this culvert in 2023.
  - **Oak Street Lake Project:** A 10-year plan to reduce flooding in the repetitive loss area. The Lake Committee is creating a plan and submitting it for design in 2022. This design would make a lake to hold the runoff currently flooding the neighborhoods in Northern Independence and along Whiskey Creek. The project started in the fall of 2021 has a timeline of 10-years before completion.



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Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal Addressed	Estimated Cost	Potential Funding	Time Frame	Current Status
Independence	Replace storm siren	Tornado	Dir. Of Safety	High	1,2,4	150,000	Grants Capital	5 years	On-going
Independence	Construct Flood Gate Pine Street	Flood	Street Dept	Medium	1,2	Unknown	Unknwon	Unknown	Ongoing
Independence	Install Emergency Generator Water Tx	Flood	Water Dept.	High	1,2	750,000	Unknown	Unknown	Completed 5/2020
Independence	Project to mitigate high service pump station	Flood	Water Dept	High	1,2	5,000,000	HMGP, HMA	3 years	Construction planned for 2023
Independence	Relocate main electrical-Water Plant	Flood	Water Dept.	High	1,2	500,000	HMGP	3 years	Completed 5/2020
Independence	Install Stdby Generators at lift stations	Flood	Water Dept	High	1,2	250,000	HMGP	3 years	On-going project
Independence	Replace pumps, elevate electrical controls at pump stations	Flood	Water Dept	High	1,2	10,000,000	HGMP	4 years	Plans for 2023 construction
Independence	Flood Levy at WWTP	Flood	Water Dept	High	1,2	TBD	HMGP,Army Corp	Unknown	On-going
Independence	Participate in FEMA and	Flood	Independence City Council	Low	1	None	None	On-going	On-going

**STRATEGIC VISION:** Customer Service Excellence – Continuous Improvement – Teamwork



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	flood insurance program									
Independence	Purchase Flood Property in 100 year	Flood	City of Independence	Medium	1	3,292,020	FEMA-HMGP, KDEM	On-Going	Complete	
Independence	Whiskey Creek Debris cleaning	Flood	City of Independence	High	1,2	150,000	Capital funding City of Independence	On-going	Project completed and maintenance program in place	
Independence	Replace Storm Water Culvert Sycamore and 21 <sup>st</sup>	Flood	City of Independence	High	1,2	200,000	Grant Funding, City	On-going	Denied funding from state-resubmitting	
Independence	Planning water Retention/Lake North of Oak Street	Flood	City of Independence	High	1,2	10,000,000	Grant Funding, City Capital, Sales Tax	7 years	Planning / design phase	

## CRS 320 MAP INFORMATION INQUIRY LOG

	DATE	TYPE	ADDRESS	Questions	PANEL	ZONE	BFE ELEVATION	Past Flood or Loss Area	INSURANCE INFO GIVEN	Depth of BFE	Sensitive or wetland
1	5-Jan-22	email	900 W. Myrtle	Building Permit - not in FP		AE	NA	NA	no	na	na
2	10-Feb-22	T	112 W. Myrtle - Ins Agent	Need access to Map		AE	NA	NA	Yes - access to map	na	na
3	3-Jan-22	T	107 N. penn	Building Permit - not in FP		AE	NA	NA	NA	NA	NA
4	2-Feb-22	T	1222 N. 2nd	Building Permit - not in FP		AE	NA	NA	NA	NA	NA
5	21-Jan-22	T	2701 Rolling Green	Storage Bldg - not in FP							
6	9-Feb-22	T	2400 Enterprise Dr	Building Permit - not in FP		AE	NA	NA	NA	NA	West of Property
7	10-Feb-22	T	520 S. 9th	Property in FP - No		AE	NA	NA	NA	NA	NA
8	18-Feb-22	T	Nancy Hackley	Help with Flood Map		AE	NA	NA	NA	NA	NA
9	19-Feb-22	T	Naomi Gorman	400 N. 8th in FP - No		AE	NA	NA	NA	NA	NA
10	19-Feb-22	T	308 W. Oak	House in FP - No		AE	NA	NA	NA	NA	NA
11	5-Apr-22	T	1509 W. Laurel	House in FP - Yes		AE	NA	NA	NA	NA	NA
12	17-May-22	T	312 N. Penn	Building Permit - not in FP		AE	NA	NA	NA	NA	NA
13	19-Apr-22	T	325 E. Sycamore	Building Permit - not in FP		AE	NA	NA	NA	NA	NA
14	7-Mar-22	T	2813 Country Club	Building Permit - not in FP		AE	NA	NA	NA	NA	NA
15	3-Apr-22	L	1736 N. 5TH	Building Permit - not in FP		AE	NA	NA	NA	NA	NA
16	5-Apr-22	T	1509 W. Laurel	BUILDING IN FLOOD PLAIN - BANK CHECKING		AE	NA	NA	YES	NA	NA
17	11-Apr-22	W	401 FREEDOM DRIVE	Building Permit - not in FP		AE	NA	NA	NA	NA	NA
18	13-Apr-22	W	120 N. 6TH	Building Permit - not in FP		AE	NA	NA	NA	NA	NA
19	21-Apr-22	w	832 S. 19th	New Roof - Building in FP - ck'd appraisal value		AE	NA	NA	NA	NA	NA
20	2-Jun-22	W	3250 Crown Dr	Ext Building - Not in FP		AE	NA	NA	NA	NA	NA
21	12-Jun-22	w	123 N. 8th	Building Permit - not in FP		AE	NA	NA	NA	NA	NA
22	9-Sep-22	w	1101 W. Oak	Building Permit - not in FP		AE	NA	NA	NA	NA	NA
23	21-Sep-22	w	1506 Rainbow Dr	Building Permit - not in FP		AE	NA	NA	NA	NA	NA
24	4-Oct-22	w	1315 W. Pine	storage bldg in FP - removed		AE	NA	NA	NA	NA	NA
25	14-Dec-22	T	813 S. 17th	House in FP - No		AE	NA	NA	NA	NA	NA

**CODES:**

W-walkin

H-handout

T-Telephone

V-verbal

L-written request

n/a

**CRS 360 - FLOOD PROTECTION ASSISTANCE LOG**

	DATE	ADDRESS APN	TYPE OF ASSISTANCE	FIRM ZONE	STAFF ON VISIT	FINDINGS AND RECOMMENDATIONS
1	10-Feb-22	112 W. Myrtle	Need Map	AE	D Cowan	Sent link and AE Map
2	10-Feb-22	520 S. 9th	Landlord checking if in FP	AE	D Cowan	Not in AE floodplain
3	18-Feb-22	Nancy Hackley, Ins Agen	Help with AE Map	AE	D Cowan	Assisted with Map and reading it
4	19-Feb-22	Naomi Gorman	Questions about FP	AE	D Cowan	Assisted with Map and if house was in FP
5	5-Apr-22	1509 W. Laurel - Commercial Bank	House in FP	AE	D Cowan	Yes - house in FP
6	1-Jun-22	1013 N. 13th	House in FP	AE	D Cowan	Shed - not in FP
7	8-Jun-22	1023 W. Locust	Floodplain	AE	D Cowan	Building House - not in FP
8	9-Jul-22	729 S. Park Blvd	In Floodplain	AE	D Cowan	Not in FP
9	11-Aug-22	713 W. Chestnut	In Floodplain	AE	D Cowan	Not in FP
10	1-Jun-22	1013 N. 13th	House in FP	AE	D Cowan	No, back part of lot is FP, not house
11	13-Oct-22	1015 W. Pine	Shed in FP	AE	D Cowan	Required to meet FP requirements for shed
12	14-Dec-22	813 S. 17th	House in FP	AE	D Cowan	No, house not in floodplain
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## City of Independence CRS Flood Tip – January 2022

When most people think of floods, they think of springtime storms. But flooding is a year-round risk that doesn't end when winter arrives. Factors that can cause flooding in the winter months are:

- Frozen ground
- Heavy snowfall with rapid melt
- Intense rainfall

### Pre-Season Prevention

- Drainage around your house – clear window wells and gutters of debris, downspouts extend 2' away from the house, and landscape slopes away from home.
- Sewer backup valve- installing a sewer backup valve can minimize the risk of backflow coming into your house.
- Sump pump – can remove water that seeps into your basement during winter months and any time the weather is stormy. Make sure your pump is adequate and has battery backup.
- Basement Walls – inspect your basement and foundation walls and caulk any cracks on interior walls to prevent water from seeping through the wall.
- Heavy snowfall – clear snow at least one to two feet away from the foundation and especially near basement windows and downspouts

Posted January 10, 2022



City of Independence Kansas

Published by David Cowan · Just now ·

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City of Independence CRS Flood Tip – January 2022

When most people think of floods, they think of springtime storms. But flooding is a year-round risk that doesn't end when winter arrives. Factors that can cause flooding in the winter months are:

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City of Independence – CRS Floodplain Management February 2022

Residences located in the AE Floodplain (100-yr floodplain) inside the City limits must obtain a building permit and possibly an elevation certificate permit before any work is done. Examples of items that require a building permit in the AE zone are: residential remodels of any type, home additions, fences, excavation or filling of dirt, and addition of outbuildings on the property. Please call before you do any work.

Please see the attached map to see if you are in the AE – 100-year floodplain or if you have questions. You may contact the building department at 620.332.254 or [bldginspector@independenceks.gov](mailto:bldginspector@independenceks.gov) or Floodplain Administrator David Cowan at 620.332.2528 or [davidc@independenceks.gov](mailto:davidc@independenceks.gov)

CRS Floodplain Management has resulted in a 15% discount on Floodplain insurance in 2022.



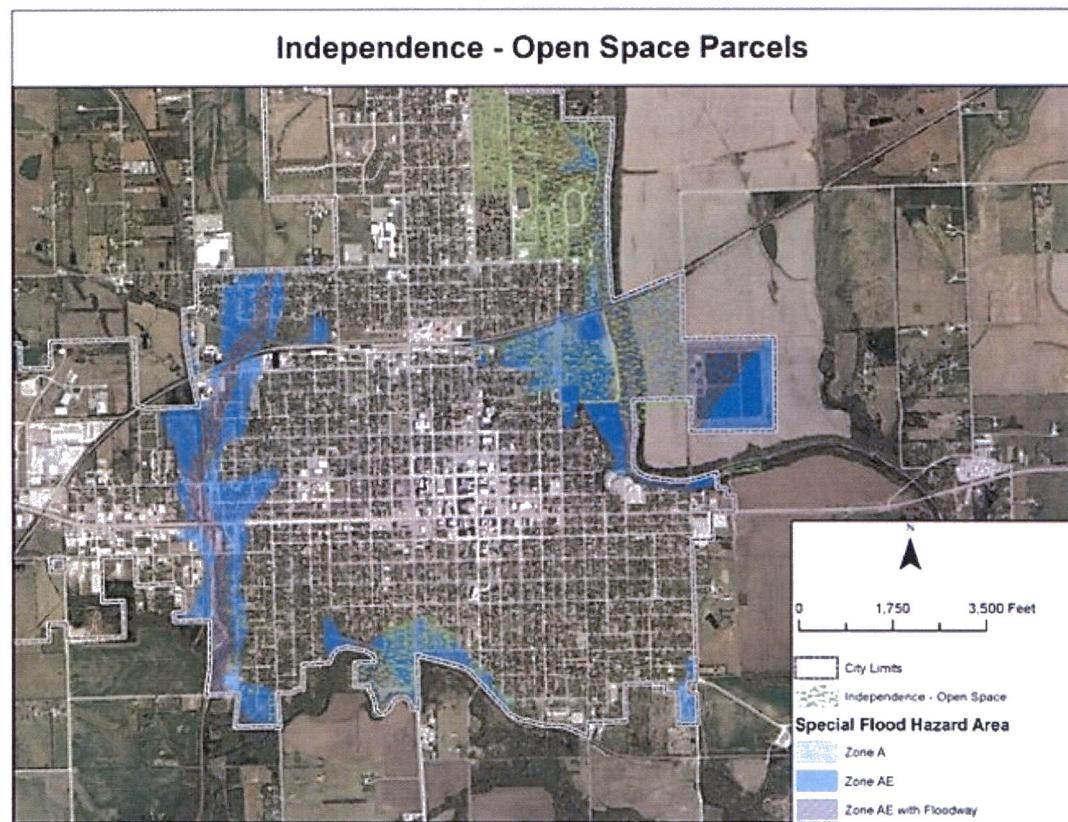
**City of Independence Kansas**  
Published by David Cowan · Just now ·

...

City of Independence – CRS Floodplain Management February 2022

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Please call before you do ... [See more](#)



[See Insights](#)

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## **City of Independence – CRS Flood Prevention Monthly tip**

As Spring Storm Season Approaches Consider Projects to Protect your Home from Flooding.

1. Know your risk. Speak to your neighbors or contact the City and obtain copies of the floodplain about flooding events
2. Insure your property including flood insurance
3. Maintain Proper runoff
  - a. Maintain gutters, downspouts, and splashpads so rainwater flows easily away from your home.
  - b. Improve your grading and green spaces around your building to improve runoff
  - c. Consider rain barrels to collect rainwater and utilize for watering plants
4. Repair foundations cracks

Other tips and ideas for protecting your home can be viewed at:

[https://www.fema.gov/sites/default/files/documents/fema\\_protect-your-home-from-flooding-brochure\\_2020.pdf](https://www.fema.gov/sites/default/files/documents/fema_protect-your-home-from-flooding-brochure_2020.pdf)



City of Independence Kansas

Published by David Cowan · Just now · 0

...

City of Independence – CRS Flood Prevention Monthly tip - March 2022

As Spring Storm Season Approaches Consider Projects to Protect your Home from Flooding.

1. Know your risk. Speak to your neighbors or contact the City and obtain copies of the floodplain about flooding events in the past.
2. Insure your property including flood insurance
3. Maintain Proper runoff

- a. Maintain gutters, downspouts, and splash pads so rainwater flows easily away from your home.
- b. Improve your grading and green spaces around your building to improve runoff
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Other tips and ideas for protecting your home can be viewed at:

[https://www.fema.gov/.../fema\\_protect-your-home-from...](https://www.fema.gov/.../fema_protect-your-home-from...)

City of Independence Floodplain Manager can be reached at 620.332.2528 or

<http://www.independenceks.gov/351/Floodplain-Management>

i



INDEPENDENCEKS.GOV

## Floodplain Management | Independence, KS

Floodplain management is the operation of a community program of preventive and corrective measures to reduce the risk of current and future flooding, resulting in a more resilient community. These measures take a...

[See Insights](#)

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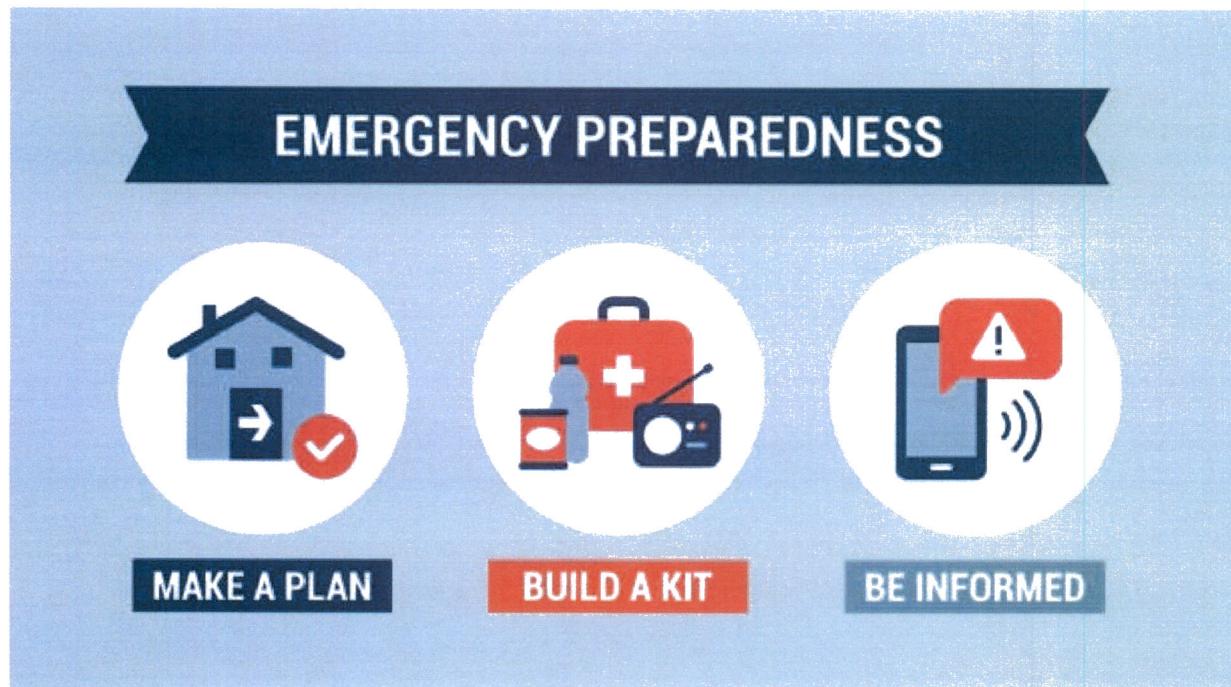
Share

## City of Independence – CRS Flood Prevention Monthly tip – April 2022

Having an Emergency Plan for your household is a critical component of flood preparation and overall storm preparedness for your family.

- Have all your emergency contact information and documents ready and easily accessible in an emergency
- Put aside an emergency kit with a flashlight, a battery power radio, additional batteries, candles and waterproof matches
- Keep a minimum 3-day supply of nonperishable food and bottled water on hand.
- Organize and protect your prescriptions, pet food for several days, infant formula, diapers, wipes, personal hygiene items, and clothing for several days

Visit – Ready.gov for more information on being ready should a disaster strike.



## Spring 2021 – Newsletter – Flood Safety

### Spring Flood Safety Tips:

Nearly every day, flooding happens somewhere in the United States. Knowing what to do in a flood will increase your safety and chances of survival if it happens in your area.

#### Knowing your risk:

Do some checking and see if you live in a floodplain. Contact the City of Independence at 620.332.2528 or visit webpage for floodmap access. [www.independenceks.gov](http://www.independenceks.gov)

If you live in a floodplain, consider flood insurance. Make an itemized list of property and photograph or video interior and exterior of your home.

#### When A flood threatens:

Obtain local information from the Independence Emergency Alert System <https://independence-ks-area.regroup.com/signup>, City webpage: [www.independenceks.gov](http://www.independenceks.gov) , local radio and news networks.

#### During a flood:

Avoid areas subject to sudden flooding, move to higher ground.

Do not attempt to drive over a flooded road. STOP! Turn around and don't drown.

6" of water can stall your vehicle, 12" will float many vehicles and 24" will carry your vehicle away.

Keep children from playing in floodwaters or near culverts and storm drains.

#### After a flood:

Use Flashlights, not lanterns or torches, to examine buildings.

Do not handle live electrical equipment in wet areas.

Seek necessary medical care at the nearest hospital. Food, clothing, shelter will be made available for those who have been displaced by the flood water.



## City of Independence Kansas

Published by David Cowan · Just now ·

...

City of Independence Emergency Management Monthly CRS- Floodplain tip for June 2022.

A Flood Watch is issued when conditions are favorable for a specific hazardous weather event to occur. A Flood Watch is issued when conditions are favorable for flooding. It does not mean flooding will occur, but it is possible.

A Flood Warning - Take Action! A Flood Warning is issued when a hazardous weather event is imminent or already happening. A Flood Warning is issued when flooding is imminent or occurring.

Flood watches and warnings are issued by the National Weather Service. Their watches and warning can be received via weather radios, Text Alerts, Facebook or local news and weather.

Weather alerts can also be received by signing up for the City of Independence Kansas Alerts. Citizens can opt in for local weather alerts and City Emergency Alerts and how and when they receive those alerts. Go to: <https://public.alertsense.com/SignUp/?RegionId=1716>

## FLOOD WARNING

A Flood Warning is issued when flooding is **happening** or will **happen soon**. Some roads will be **flooded**.

**Move** to higher ground.

**Never drive** through flooded roads.

**take action.**

National Oceanic and Atmospheric Administration  
U.S. Department of Commerce

## FLOOD WATCH

A Flood Watch is issued when flooding is **possible**.

Stay tuned to radio/TV, follow **weather.gov** and be ready to seek higher ground.

Learn more at **weather.gov/flood**.

**be prepared.**

National Weather Service  
Wichita, Kansas



*"Delivering Excellence"*

## July 2022 – City of Independence Emergency Management Flood Tips

### Preparing Your Home Before A Flood:

- Avoid building in a floodplain. If you are in a floodplain elevate and reinforce your home
- Elevate the furnace, water heater, and electric panel if susceptible to flooding
- Install “check valves” in sewer traps to prevent flood water from backing up into the drains of your home.
- Construct barriers (levees, berms, floodwalls) to stop floodwater from entering the building
- Seal walls in basement with waterproofing compounds to avoid seepage
- Plan ahead for the protection of pets and livestock. For information, go to [www.fema.gov](http://www.fema.gov) and search “caring for animals”.

In work in the 100-year floodplain in the City limits of Independence, Kansas requires a building permit prior to any work, including fencing, outdoor sheds, etc.

Building Permit: <http://www.independenceks.gov/DocumentCenter/View/99/Residential-Building-Permit-Application-Form-PDF>

Floodplain Manager: David Cowan

Contact: [davidc@independenceks.gov](mailto:davidc@independenceks.gov) 620.332.2528

City of Independence Kansas

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Adding more details can help people connect with you.

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Intro

City Hall is open from 8 am to 12 pm and 1pm to 5 pm Monday-Friday, excluding holidays.

Edit bio

Page · City Hall

811 W Laurel St

+1 620-332-2500

KellyP@IndependenceKs.gov

IndependenceKs.gov

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City of Independence Kansas

Published by David Cowan Just now

City of Independence Emergency Management Flood Tips

July 2022 - CRS Program

Preparing Your Home Before A Flood:

- Avoid building in a floodplain. If you are in a floodplain elevate and reinforce your home
- Elevate the furnace, water heater, and electric panel if susceptible to flooding
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- Construct barriers (levees, berms, floodwalls) to stop floodwater from entering the building
- Seal walls in the basement with waterproofing compounds to avoid seepage
- Plan ahead for the protection of pets and livestock. For information, go to [www.fema.gov](http://www.fema.gov) and search “caring for animals”.

Any construction work in the 100-year floodplain requires a building permit prior to any work starting, including fencing, outdoor sheds, new roof, windows, siding, etc. Please contact the floodplain manager for any questions about construction work in the floodplain areas.

Building Permit: <http://www.independenceks.gov/.../Residential-Building...>

Floodplain Manager: David Cowan

Contact: [davidc@independenceks.gov](mailto:davidc@independenceks.gov) 620.332.2528

City of Independence – Emergency Management  
FEMA – Community Rating System (CRS) – August 2022 Floodplain Tip

The City of Independence participates in the FEMA CRS program that requires us to manage the floodplain and help reduce and avoid flood damage to insurable property. By participating in the program, citizens in the floodplain can receive a reduction in their flood insurance.

If your property is in the 100-year floodplain, the following activity requires a building permit and State of Kansas-FEMA approval.

- Installation of Fence
- Dirt work that could change the flow of water
- Adding on to your home
- Building a garage or shed
- Remodeling, new siding, new roof

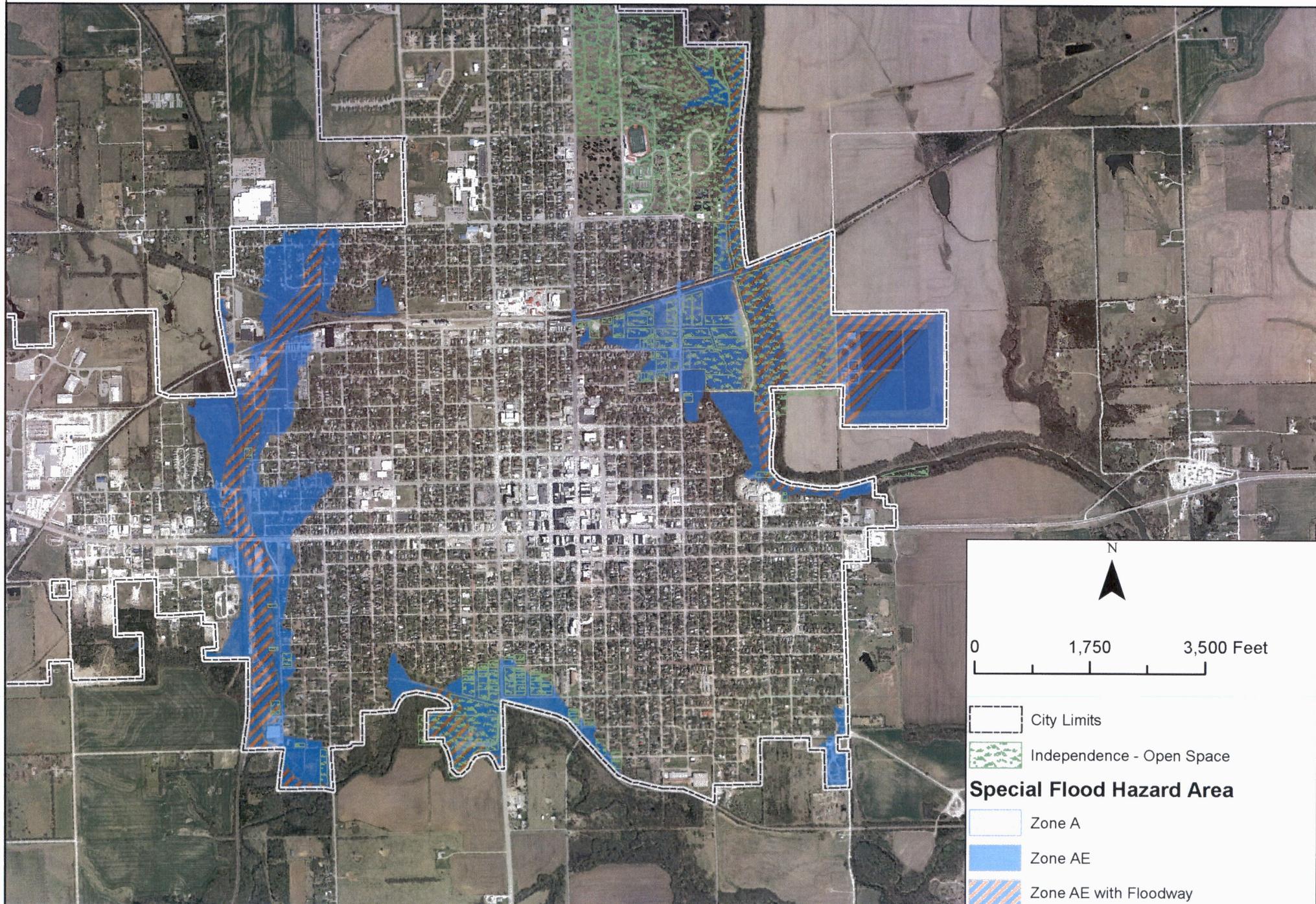
For inquiries about the 100-year floodplain, please get in touch with the floodplain manager at 620.332.2528 or [davidc@independenceks.gov](mailto:davidc@independenceks.gov)

Fence application: <http://www.independenceks.gov/DocumentCenter/View/2700/Fencing---Building-Permit-Application>

Building Permit: <http://www.independenceks.gov/DocumentCenter/View/99/Residential-Building-Permit-Application-Form-PDF>

100 Year Floodplain:

# Independence - Open Space Parcels





## City of Independence Kansas

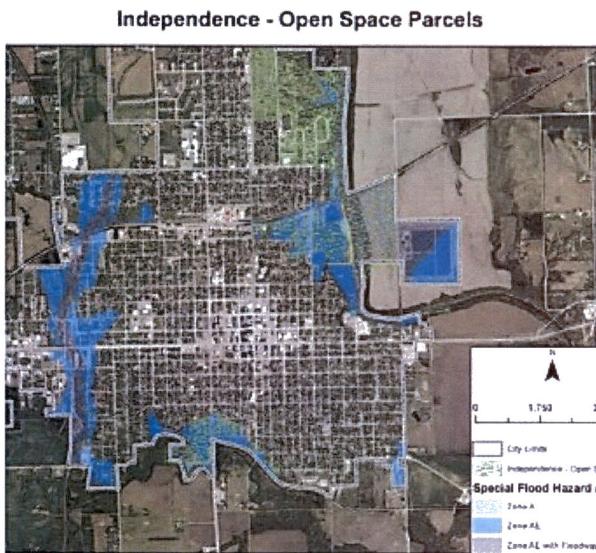
Published by David Cowan · Just now ·

...

### City of Independence - September 2022 CRS Floodplain Information

City of Independence reminds citizens to contact the building department regarding any work being conducted in the Floodplain requires permitting before the work starts. Contact the building department at 620.332.2528 or 620.332.2541.

Safety Tip for September 2022 is a reminder to "Stay Healthy During a Flood Disaster".



## Stay Healthy After the Flood

Kansas State University Agricultural Experiment Station and Cooperative Extension Service

### Think Personal Hygiene!

Many disease-causing organisms are carried by flood water from failed sewage systems and animal waste into flooded homes and property. Some common illnesses caused by sewage-contaminated water are diarrhea, hepatitis, dysentery, and food poisoning. Along with these viruses and bacteria, other disease-causing organisms are found in floodwater.

Disease-causing organisms can enter the body through openings. These openings can be the natural body openings like the mouth or though cuts, scratches, or wounds. The most common route is hand to mouth. People cleaning up or working in floodwater can accidentally expose themselves to the microorganisms by rubbing their eyes with a contaminated hand.

People working in floodwater and in cleanup areas should wear barrier clothing, rubber boots, rubber gloves and protective outer wear.

Be careful when eating and drinking while working in the flood area. Hands contaminated by the flood water may carry disease to food and drink. Those who work at flood or cleanup sites should hold sandwiches and drink by the container they come in and not touch food directly.

### Treat Injuries Right Away

People with breaks in skin should carefully

clean the wound. Hydrogen peroxide solution may be applied to disinfect the wound.

Clean equipment as soon as possible after use, preferably at the site. Equipment and clothing contaminated with floodwater should not be worn at home or in personal vehicles. Diseases from the floodwater or debris may be spread in the car, home or office.

### Water Supply

Do not use water sources until you have checked with authorities. Private wells should be inspected to make sure they have not been contaminated. If the water appears cloudy, has an unusual smell, or taste unusual, use an alternate water supply. If you can tell that the floodwater was at a level higher than your casing, use an alternate water supply. If you cannot get bottled water or carry water from a safe supply, boil your water before using it. A 10-minute boil will kill organisms but will not remove other contaminants such as heavy metals, salts, and other chemicals.

### Immunizations

Protecting from disease is one of the goals of any clean up operation. Those who work around flood water or the aftermath of the flood should have their 10 year booster shot. Some authorities recommend that a five year booster is

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Posted September 09, 2022 – Facebook

David Cowan



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**Intro**

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 **City of Independence Kansas**  
Published by David Cusack · just now

City of Independence - October CRS Floodplain Tip

Building permits are required within the 100-year floodplain of Independence, Ks. The type of work requiring a permit includes remodels, construction of buildings or additions, excavation or groundwork, fences, outdoor sheds or buildings, siding, windows, etc. in the 100-year floodplain.

A building permit application may be obtained at <http://www.independenceks.gov/161/Building-Inspector> or at City Hall, 811 W. Laurel St. Independence, Kansas, or by contacting the building department at 620-332-2528 or [davidc@independenceks.gov](mailto:davidc@independenceks.gov).

Floodplain map and information can be found at: <http://www.independenceks.gov/351/Floodplain-Management>

 INDEPENDENCEKS.GOV  
**Floodplain Management | Independence, KS**  
Floodplain management is the operation of a community program of preventive and corrective measures to reduce the risk of current and future flooding, resulting in a more resilient community. These measures take a...

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October 2022, CRS Floodplain Facebook Post.



*“Delivering Excellence”*

November 13, 2022

TO: File  
RE: Monthly Facebook Post – CRS Floodplain



What's on your mind, City of Independence Kansas?

Live video

Photo/video

Reel



City of Independence Kansas

Published by David Cowan · Just now ·

...

City of Independence - CRS Floodplain Monthly Tip for November 2022

Especially during winter's fluctuating weather conditions, when water can seep into foundation cracks, and freeze, homeowners benefit from being extra cautious to prevent winter flooding.

1. Protect the foundation by draining away from the foundation
2. Clear the roof of debris and leaves
3. Maintain the gutters, keep clear of debris and leaves
4. Thwart ice dams to keep water moving
5. Inspect the water heater
6. Prevent burst pipes by insulating and heat wrap if necessary

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December 6, 2022

Floodplain Tip for December – posted on City Facebook page.

CITY OF INDEPENDENCE – CRS FLOODPLAIN MANAGEMENT

December Floodplain Tip

WINTER READINESS PLAN

You can't control the weather but you can prepare for it.

Winter preparation includes

1. Clean Storm Drains of debris and leaves
2. Evaluate your property; where does rain pool? How does runoff drain and to where?
3. Flooding can be caused by drainage inlets, gutters, ditches, pipes freezing, and over-flowing creeks
4. Have emergency supplies available. Ready.gov recommends 3 days
5. Make sure pipes and ditches on your property are not obstructed.
6. Sump pumps are working and have battery backup.
7. Report flood hazards or concerns to the City Floodplain manager at 620.332.2528 or [davidc@independenceks.gov](mailto:davidc@independenceks.gov)



City of Independence Kansas

Published by David Cowan · Just now ·

...

CITY OF INDEPENDENCE – CRS FLOODPLAIN MANAGEMENT

December Floodplain Tip

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4. Have emergency supplies available. Ready.gov recommends 3 days of emergency supplies.
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## PROJECT UPDATES: Public Works and Infrastructure

The City continues to make progress on several important initiatives related to streets, facilities and infrastructure.

Below is a quick-read chart of highlights for the most current and soon-to-start activities:

PROJECT	STATUS	PROJECTED TIMELINE
Maple Street Rebuild (17th St. to west city limits)	Back on track after negotiations and minor adjustments to the project scope to lower the cost estimate. City Commission has awarded the project bid.	START: 1st Quarter 2022 COMPLETION: 3rd Quarter 2022
Central Park Sports Complex	Finalizing grading and storm sewer plans, submitting state permit, finalizing construction drawings and preparing for project bidding.	START: 1st Quarter 2022 COMPLETION: 3rd Quarter 2022
Rebuild of West Main from 10th Street east to 8th Street (complete street rehabilitation including sidewalks and buried infrastructure).	Getting prices for water line replacement.	START: Late 1st Quarter 2022 COMPLETION: 2nd Quarter 2022
Whiskey Creek Clearing	Clearing vegetation along creek from Laurel to Walnut.	START & FINISH: December 2021
Kiddie Land Sidewalk & Restroom	Bids awarded. Preparing for construction.	START: 4th Quarter 2021 COMPLETION: 1st Quarter 2022
ADA improvements at Dog Park, Big Cheese Pizza parking lot, Zoo and other locales	Construction in progress.	START: July 2022 COMPLETION: 1st Quarter 2022 4th Quarter 2026

### Important Reminders...

Remember to move your trash cart after your weekly pick-up.



Thank you for your patience and cooperation as we launched our new sanitation schedule and trash cart service last fall. The process is going well. One note: After your weekly pick-up, please remember to relocate your trash cart back to your house.



The flu and COVID could be a frightening combination.

Our Fire/EMS service has seen an uptick in COVID-related emergencies lately. Don't forget to get your flu shot and consider the COVID-19 vaccine and booster to better protect you, your family and your community.



**WITH OUR FICKLE KANSAS WEATHER,  
FLOODING CAN HAPPEN IN ANY SEASON.  
HERE'S HOW TO HELP PROTECT YOUR HOME  
AND BE PREPARED...**

#### PREPARE OR UPDATE A LIST OF BELONGINGS

Documenting all of your belongings will help you with the insurance claims process. Consider taking photos of high-value items or doing a video walk-through of your home to document its contents.

#### GET FLOOD INSURANCE

Most homeowners insurance policies don't cover flood damage. Protect your investment by purchasing flood insurance for your home and contents, even if you do not live in a high-risk flood zone.

#### STORE VALUABLES

Store valuables and important documents in waterproof or water-resistant containers above the base flood elevation (preferably on an upper floor). Make copies and store them online or offsite.

#### ELEVATE UTILITIES

Elevate or floodproof mechanical units, furnaces, water heaters, electrical systems, and other utilities on masonry, concrete, or pressure-treated lumber at least 12 inches above the base flood elevation.

#### REPLACE CARPETING WITH TILES

Tiles are more flood-resistant than carpet. Using tile or other flood-resistant materials in areas below the base flood elevation can help reduce water damage.

#### FLOODPROOF BASEMENTS

If you have a basement, minimize damage by floodproofing your basement and sealing walls with waterproofing compounds. Consider installing a sump pump.

#### INSTALL FLOOD VENTS

Install flood vents in foundation walls, garages and other enclosed areas to allow water to flow through, drain out, and lower the risk of structural damage.

#### USE FLOOD-RESISTANT INSULATION AND DRYWALL

Flood-resistant insulation and drywall will help minimize damage and can be easily cleaned and sanitized.

#### PREVENT SEWAGE BACK-UP

In some areas, flooding can cause sewage to back up through drain pipes in your home. Consult with a plumber and, if applicable, invest in a sewer backflow valve to prevent this potential health hazard.

# 2nd QTR News Letter

## BOOKMARK THESE IMPORTANT WEATHER SAFETY RESOURCES

Family Preparedness/  
NOAA Weather Radio Day



### FAMILY PREPAREDNESS

Create a family emergency kit, create a pet emergency kit, check and maintain your kits routinely.

Go to: <https://resultsyoudeserve.com/blog/steps-creating-family-emergency-plan/> for assistance

Thunderstorm Safety



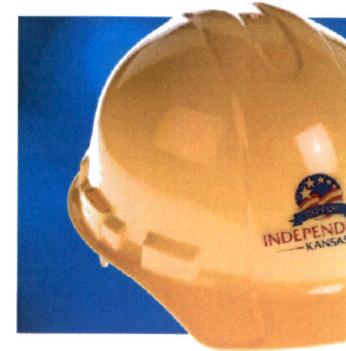
Tornado Safety and PrepareAthon



Lightning Safety



Flood Safety



# Come

### RIDE OPERATOR TICKET SELLER CONCESSIONS

Operators needed for miniature train ticket sellers for train, carousel and concession workers for Miss Able's

Seasonal April-October, \$1  
Must be 18 years old

### FIREFIGHTER I/E

- Tests and maintains ambulances, pump, aerial ladder trucks, hoses, other equipment
- Participates in fire rescues, fire prevention, maintenance and training.
- Performs clean-up and overhaul work
- Responds to EMS calls, administers and writes reports.
- Responds to major alarms while off duty
- Assists with fire prevention education

Full-time, \$689.92/56-hour week,

### DISPATCHER/CLE

- Receives regular and 911 telephone dispatches personnel to handle emergency
- Processes reports for prosecutors.
- Maintains case, report, accident, conviction, insurance and related files.

For more information on weather safety, flood zones and flood safety in the City of Independence, please feel free to contact City of Independence Emergency Manager David Cowan at 620-332-2528; [davidc@independenceks.gov](mailto:davidc@independenceks.gov)

**REMINDER:**

We offer several paperless billing and

# If you're a homeowner in the floodplain, special guidelines apply to your property

Given the drought we've experienced in the Independence area this year, too much water may be the farthest thing from your mind. However, floods can happen quickly and in any season, so it's important to be prepared and informed at all times. If you live in the identified Independence floodplain, there are some particular guidelines you should know.

The City of Independence participates in the FEMA CRS program that requires us to manage the floodplain and help reduce and avoid flood damage to insurable property. By participating in the program, citizens in the floodplain can receive a reduction in their flood insurance.



Find the  
Independence  
Floodplain Map  
Here

If your property is in the 100-year floodplain, the following activity requires a building permit and State of Kansas-FEMA approval:

- Installation of Fence
- Dirt work that could change the flow of water
- Adding on to your home
- Building a garage or shed
- Remodeling, new siding, new roof

*Fence application:*



*Building Permit:*



For more information on weather safety, flood zones and flood safety in the City of Independence, please feel free to contact City of Independence Emergency Manager/Assistant City Manager David Cowan at 620-332-2528; [davidc@independenceks.gov](mailto:davidc@independenceks.gov).

**The signs are all around us  
...and they're a bit of a nuisance!**



Lately, we've noticed a growing number of temporary signs for multiple purposes being placed around town in locations other than private property. Yard sale, campaign and real estate signs are the most common culprits, popping up all over town and often remaining long after a sale or event is over.

Please help keep our neighborhoods free of this clutter by ensuring such signs are located on private property at least 10 feet from any property line and are not more than eight square feet in size.

HARDSHIP SUBSCRIBERS MUST APPLY BY JANUARY 18

# Help is available for utility bills

Did you know that the City offers hardship rates for utility services for low-income customers? Since a 2021 update to the local ordinance, the City's hardship rates program has been mirroring the income criteria set forth by the Housing & Urban Development (HUD) organization. Under this criteria, family income standards for "Extremely Low Income Limits" are based on the number of persons in a family rather than a particular annual income dollar amount.

The City's ordinance applies to water, sewer and trash service rates and states, "Any family shall be considered a hardship situation if the total annual income for such a family, from all sources, does not exceed the current 'Extremely Low Income Limits' as determined by HUD."

Additional criteria for eligibility include:

- Hardship rates only apply to families living inside the city limits;
- The family must have resided within the city limits

for the previous 12-month period;

- The water/sewer account must be listed in the name of the hardship subscriber; and
- The hardship subscriber must be recertified each year.

"The improved hardship rate program allows us to help those in our community who are most in need," said Independence Housing Authority Director April Nutt.

Application for the 2023 hardship rates program - for both current and new participants - must be submitted to the housing authority by January 18. Residents may call the Independence Housing Authority at (620) 332-2536 for more information or download the updated hardship rate application from the City's website by scanning this code:



## Common MYTHS about flood insurance

There seems to be a bit of confusion afloat about flood insurance, how it works and who it benefits. Lets attempt to un-muddy the waters:

**MYTH:** Federal disaster assistance will pay for my flood damage.

**TRUTH:** Many people mistakenly believe that after a flood, they may apply for and receive individual disaster assistance or disaster assistance will compensate them in the same way that a flood insurance policy would. However, assistance is not guaranteed. Disaster assistance requires a major disaster declaration, and assistance averages about \$5,000 per household. Flood insurance payouts average approximately \$70,000.

**MYTH:** Flood insurance is only available to those who live in the floodplain.

**TRUTH:** Anyone in a community that participates in the National Flood Insurance Program can purchase an NFIP flood insurance policy. Those who live in a floodplain with a federally backed mortgage must purchase an insurance policy.

**MYTH:** Flood insurance ratings are not based on actual risk and are used to make citizens pay for flooding.

**TRUTH:** Flood insurance is rated based on actual risk.

**MYTH:** Homeowner's insurance will cover flood damage.

**TRUTH:** Flooding is not typically covered in these policies.

**MYTH:** A real estate agent or seller must disclose information about flood risks or history to potential buyers.

**TRUTH:** In Kansas, there are no statutory requirements to disclose property flood risk or past floods. In Independence, we have an ordinance that requires sellers to disclose the floodplain.

**MYTH:** You must own or be buying your structure to purchase flood insurance.

**TRUTH:** Renters in NFIP-participating communities can purchase contents coverage.

**MYTH:** Flood insurance is not needed outside the floodplain.

**TRUTH:** Floods do not read maps or respect floodplain boundaries. About 50% of insurance claims are on policies for structures outside the floodplain.

If you have questions about flood insurance, please contact a local insurance agent or the City Floodplain Manager at [davidc@independenceks.gov](mailto:davidc@independenceks.gov).

02/03/2022 9:33 AM

## B U S I N E S S   L I C E N S E   L I S T

LICENSES: THRU ZZZZZZZZZZ

PAID STATUS: ALL

LIC CODES: RLO

SORTED BY: LICENSE NUMBER

ORIGINATIION DATES: 0/00/0000 TO 9/30/2022

EFFECTIVE DATES: 0/00/0000 TO 9/30/2022

EXPIRATION DATES: 0/00/0000 TO 9/30/2022

ID      CODE      NAME

1828	RLO	KING, CHUCK & NANCY
1842	RLO	FORAKER, DAVID & JENNIFE
1850	RLO	CHANAY, BETH
1857	RLO	BUSHNELL, BRUCE
1858	RLO	JOHNSTON, PAT
1861	RLO	DEMO, DONNA
1863	RLO	CULP, ELLIE
1868	RLO	MITCHELL, CHRISTOPHER
1869	RLO	PHEASANT POINT APARTMENTS
1870	RLO	LANG ESTATES
1881	RLO	SULLIVAN IRREVOCABLE TRUST
1884	RLO	ANDRES, WILLIAM
1887	RLO	HUTCHINSON, MARGARET
1905	RLO	AT RENTALS LLC
1910	RLO	BREWSTER JR., ROBERT
1924	RLO	APARTMENTS 115 LLC
1930	RLO	INDEPENDENCE HOUSING AUTHORIT
1945	RLO	HERNANDEZ, JOE & LINDA
1958	RLO	BOOTH HOTEL LLC
1980	RLO	HARLIN, DOUG
2747	RLO	WINGFIELD, DOROTHY
2753	RLO	HUGO, KEVIN
2760	RLO	SHAVER, JOHN
2763	RLO	FLORIO, RON
3042	RLO	DESHON, MELVIN
3282	RLO	LOWRANCE, JOHN P
3293	RLO	MCKINLEY HOUSING LLC
3301	RLO	DEAN, DONNA SHELTON
3682	RLO	LONG, MARLYN & THOMAS
3744	RLO	YSUSI, PHILLIP & PAM
3754	RLO	BELCHER, DALE & NANCY
4003	RLO	DUNLAP, RON & DEBORA
4007	RLO	HANN, IRVIN
4008	RLO	DUNAWAY, CHERRY
4028	RLO	COOLEY, ROBERT L.
4033	RLO	ADDYSON PROPERTIES
4034	RLO	TALLMAN, JIM
4036	RLO	MCCOLM, MIKE & LINDA
4426	RLO	HARPSTER HOUSING LLC
4477	RLO	GLENWOOD RENTALS
4678	RLO	BROWN, KEN & BECKY
4690	RLO	ROTHGEB, MARK
4776	RLO	SCHURLE, NILES
4969	RLO	DAVISON, WILLIAM
4972	RLO	BOULANGER, SALLY
4973	RLO	PEARSON, DEREK C
4994	RLO	MELLEN, EDWIN L

02/03/2022 9:33 AM

B U S I N E S S   L I C E N S E   L I S T

P7

LICENSES: THRU ZZZZZZZZZZ

SORTED BY: LICENSE NUMBER

ORIGINATION DATES: 0/00/0000 TO 9

PAID STATUS: ALL

EFFECTIVE DATES: 0/00/0000 TO 9

LIC CODES: RLO

EXPIRATION DATES: 0/00/0000 TO 9

ID	CODE	NAME
5000	RLO	MCLENON, ANDY & REGINA
5001	RLO	THOMPSON, JEANNE R
5018	RLO	MIDWEST PREGNANCY CARE CNTR
5224	RLO	ANDERS, DENNIS & CASEY
5322	RLO	EPP, LEON/CAROL
5394	RLO	PORTS, JEFF A
5416	RLO	BRIGHT, DONNA
5430	RLO	HANNAH'S HOUSE MINISTRIES
5474	RLO	KNUTH PROPERTIES
5553	RLO	FRONT PORCH MEDIA LLC
5776	RLO	BLACK, THOMAS
5778	RLO	NEWMASTER, CHAD
5807	RLO	HAGER, BRANT & ELIZABE
5973	RLO	STEADFAST PROPERTIES LLC
5999	RLO	YOUNIQUE, LLC
6080	RLO	RINCKER, CORY & SUSAN
6118	RLO	POST, GAYLOR & HELEN
6119	RLO	HOUSE, CRISTY
6184	RLO	MILLER, ROBERT
6255	RLO	FOREMAN, BRIAN & MICHELE
6344	RLO	WENTWORTH, CURTIS
6351	RLO	BARATELLI KS PROPERTIES LLC
6399	RLO	KINGS LANDING LLC
6431	RLO	WEBBER ENTERPRISES LLC
6507	RLO	DAVISSON, RUSSELL

TOTAL LICENSES: 72

## SELECTION CRITERIA

## REPORT SELECTION

LICENSE RANGE: 0 THROUGH ZZZZZZZZZZ  
ORIGINATION DATE FROM: 00/00/0000 THROUGH 99/99/9999  
EFFECTIVE DATE FROM: 00/00/0000 THROUGH 99/99/9999  
EXPIRATION DATE FROM: 00/00/0000 THROUGH 99/99/9999  
STATUS: Active  
LICENSE CODE: Include: RLO  
BUSINESS CLASS: All  
REPORT CODE: All  
COMMENT CODE: None  
COMMENT FILTER: None  
SORT OPTION: License Number  
CITY LIMITS: Both Inside & Outside  
PAID STATUS: All  
PRINTED STATUS: All

## ADDITIONAL FIELDS FOR THE REPORT

\*\*END OF REPORT\*\*



*"Delivering Excellence"*

February 3, 2022

TO: Landlords  
FROM: City of Independence  
RE: Ordinance 4329 – Mandatory Disclosure

Dear Sir,

I am writing in regards to the City of Independence Floodplain Ordinance and the recent adoption of Ordinance 4329. The City of Independence has adopted this Ordinance as a part of the FEMA-CRS program. The CRS program {National Flood Insurance Program Community Rating System} provides a discount to homeowners on their flood insurance of participating communities.

The mandatory disclosure requires landlords and seller to disclose to the tenant or buyer of the property the following information in writing, which shall be 12 point bold type, and which shall be signed by all parties to any rental agreement or sales agreement:

- That the property is within the City's floodplain;
- That there is the possibility that structures located within the floodplain may be inundated with water during a flood;
- That there is the possibility of the loss of life and/or loss of property as a result of such flooding; and
- That insurance against the loss of property due to such flooding may be available and is typically the responsibility of either the tenant or buyer, as the cause may be.
- All development (construction, filling, excavation, fences, and outbuildings) require a building permit.

I've enclosed a copy of the Ordinance, a brochure, and information to provide to potential new homeowners on flooding in Independence, Kansas. If you need further information or questions, please feel free to contact me at any time.

Thanks,

David Cowan  
Floodplain Administrator  
[davidc@independenceks.gov](mailto:davidc@independenceks.gov)  
[bldginspector@independenceks.gov](mailto:bldginspector@independenceks.gov)  
620-332-2541 or 620-332-2528

## ORDINANCE NO. 4329

### An Ordinance Creating a Mandatory Disclosure Requirement That Property Lies Within the Flood Plain

*BE IT ORDAINED* by the Governing Body of the City of Independence, Kansas:

**Section 1. Flood Plain Defined.** As used in this ordinance, the flood plain shall be defined as that area designated by the Federal Emergency Management Agency (FEMA) as amended from time to time, as shown on the city's Flood Plain Overlay District.

**Section 2. Mandatory Disclosure.** If a property which is the subject of a rental agreement or sales agreement is located within the flood plain, it shall be the duty of every landlord, and the duty of every seller, to disclose to the tenant or buyer of the property, as the case may be, the following information, in writing, which shall be in 12 point bold type, and which shall be signed by all parties to any rental agreement or sales agreement:

- a. That the property is within the city's flood plain;
- b. That there is the possibility that structures located within the flood plain may be inundated with water during a flood;
- c. That there is the possibility of the loss of life and/or loss of property as a result of such flooding; and
- d. That insurance against the loss of property due to such flooding may be available and is typically the responsibility of either the tenant or buyer, as the case may be.

**Section 3.** Any person violating this ordinance shall, upon conviction, be subject to the penalties set forth in City Code Section 1-14.

**Section 4.** This Ordinance shall take effect upon its publication in the official City newspaper.

*Adopted by the Governing Body of the City of Independence, Kansas, on the 25<sup>th</sup> day of June, 2020.*

Leonhard Caflisch  
LEONHARD CAFLISCH, Mayor

ATTEST:

David Schwenker

DAVID W. SCHWENKER, City Clerk

State of Kansas, Montgomery County

This instrument was filed for

Record on July 1, 2020 9:50 AM

Recorded in Book 691 Page 1396-1397

Fee: \$0.00 202002085



*Marilyn Calhoun*

Marilyn Calhoun, Register of Deeds



YOUR LOGOTYPE

## Our Organization's Telephone List

LAST UPDATED: Date

Last Name	First Name	Address	Home Phone	Work Phone	Cell	Email
Community National Bank	Lending	125 N. Penn Ave	620-331-3100			
FirstOak Bank	Lending	113 N. Penn Ave	800-960-4639			
Commercial Bank	Lending	501 N. Penn Ave	331-5110			
Equity Bank	Lending	112 E. Myrtle St.	331-1660			
Great Plains Federal Credit Union	Lending	123 E. Main St	331-4060			
Kansas Teachers Credit Union	Lending	112 N. 10th St.	331-6904			
Skyward Credit Union	Lending	1 Cessna Blvd	833-759-1941			
Bill White Realty	Realtor	411 N. Penn Ave	331-7060			
Midwest Real Estate Inc	Realtor	115 E. Main St.	620-331-3350			
Real Estate Center	Realtor	533 N. Penn Ave	620-331-7550			
Independence Heritage Homes Realty	Realtor	110 W. Main St.	620-779-1959			
Coldwell Banker Pasternak-Johnson	Realtor	2001 N. Penn Ave	620-331-5510			
Heritage Homes Realty	Realtor	1013 W. 11th St. 67337	620-779-1959			
Southern Kansas Agency	Insurance	124 E. Main St.	620-331-2620			
Sheldon Insurance	Insurance	921 N. 10th St	620-331-8100			
Cole Thornton Agency	Insurance	112 W. Myrtle St	620-331-5168			
Commercial Insurance Agency	Insurance	501 N. Penn Ave	620-331-5112			
Kirk Wright - State Farm	Insurance	1701 W. Main St.	620-331-1245			
Newkirk, Dennis, & Buckles	Insurance	304 N. Penn Ave	620-331-3700			
Corner Post Ins.	Insurance	113 W. Myrtle	620-577-4201			
Farmers Insurance	Insurance	200 N. Penn Ave	620-331-4454			
Schenck Ins. And Retirement	Insurance	2801 W. Main St.	620-331-8800			
Farmers Insurance	Insurance	605 N. Penn Ave	620-331-4992			
Shelter Insurance	Insurance	1633 N. Penn Ave	620-331-2898			



*"Delivering Excellence"*

February 7, 2022

Notice To: Real Estate Agencies, Lenders, and Insurance Agents

Subject: Flood Insurance Rate Maps

This letter is being sent to agencies known to do business in the City of Independence. As a public service, the Floodplain Manager office will provide information upon request concerning:

1. Whether a structure is located in or out of the Special Flood Hazard Area, as shown on the community's current Flood Insurance Rate Map.
2. Additional flood data include the flood zone and if the area is in a floodway.
3. Base flood elevation data when it is available.
4. In some cases, LiDAR data can also be made available to indicate potential depths.
5. Information about Letters of Map Amendment.
6. There may be an elevation certificate on file for some properties.

The City of Independence Building Department in Independence is open from 8:00 a.m. to 5:00 p.m., Monday thru Friday. If you would like to inquire, please tell us the address and other information about the property. You may call 620.332.2541 or 620.332.2528.

Sincerely,

David Cowan, Floodplain Manager

[davidc@independenceks.gov](mailto:davidc@independenceks.gov)

620.332.2541 voice

620.331.1628 fax



*"Delivering Excellence"*

February 7, 2022

TO: Realtors, Lenders, and Insurance Agents  
FROM: City of Independence  
RE: Ordinance 4329 – Mandatory Disclosure

Dear Sir,

I am writing regarding the City of Independence Floodplain Ordinance 4329. The City of Independence has adopted this Ordinance as a part of the FEMA-CRS program. The CRS program {National Flood Insurance Program Community Rating System} provides a discount to homeowners on their flood insurance of participating communities of 15% for 2022.

The mandatory disclosure requires landlords and sellers to disclose to the tenant or buyer of the property the following information in writing, which shall be 12 point bold type, and which shall be signed by all parties to any rental agreement or sales agreement:

- That the property is within the City's floodplain;
- That there is the possibility that structures located within the floodplain may be inundated with water during a flood;
- That there is the possibility of the loss of life and/or loss of property as a result of such flooding; and
- That insurance against the loss of property due to such flooding may be available and is typically the responsibility of either the tenant or buyer, as the cause may be.

I've enclosed a copy of the Ordinance, a brochure, and information to potential new homeowners on flooding in Independence, Kansas. If you need further information or questions, please feel free to contact me at any time.

Thanks,

David Cowan  
Floodplain Administrator  
[davidc@independenceks.gov](mailto:davidc@independenceks.gov)  
[bldginspector@independenceks.gov](mailto:bldginspector@independenceks.gov)  
620-332-2541 or 620-332-2528

# Our Community's Flood Hazard

## What Prospective Buyers Should Know

**Our Situation:** Independence faces dual threats from floods. Heavy rains feeding into the Verdigris and Whiskey Creek can create immediate, localized flash floods. The rising of the Verdigris River due to higher water volumes generated upriver can lead to back-flooding of the above-mentioned tributaries and also contribute to floods. High water velocities, clogging of storm drains, stream bank erosion, and even stream bank failure have all been by-products of flooding.

- ✓ **Know Your Local Floodplain Management Regulations.** The City of Independence regulates construction and development in identified floodplains to ensure buildings are protected from flood damage. Filling and similar projects are prohibited in certain areas. Houses that are considered substantially damaged (i.e., more than 50% of its market value) by fire, flood or other causes must be elevated to above the flood level when they are repaired.
- ✓ **Flood Protection.** A building can be protected from most flood hazards, sometimes at relatively low cost. Existing buildings can be protected from shallow floodwaters with some simple retrofitting measures. Contact The City of Independence Building Office at 620-332-3241 for more information.

Independence City Code, 2020  
City Code Section 1-14 Real Estate Disclosure  
of the  
Special Flood Hazard Area

The property at:

\_\_\_\_\_  
(Address)

\_\_\_\_\_ is \_\_\_\_\_ is *not*

within the City of Independence  
Special Flood Hazard Area or  
100-year Floodplain.

If the above-listed property is  
with a flood hazard area, more  
information is available from  
the City of Independence:



**Ask Before You Buy:  
Know Your Flood Risk!**

Contact us at:

[Realtor Logo]

[Realtor Address]

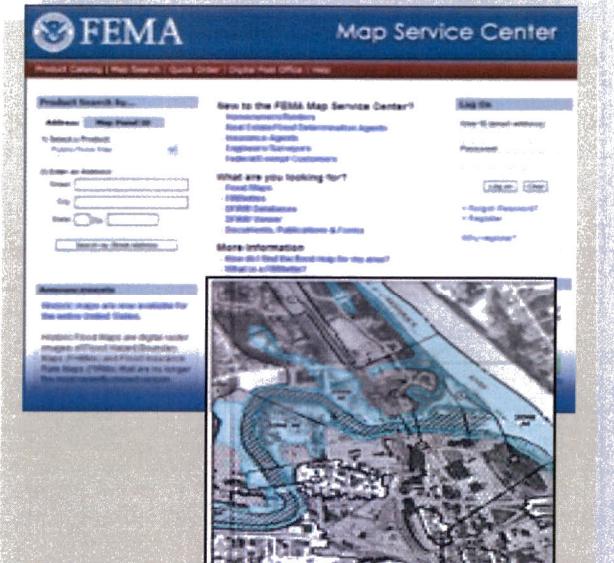
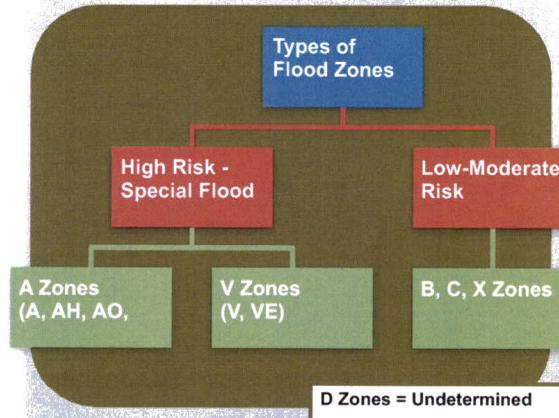
# For Your Protection

## Know Your Flood Risk

- ❖ Looking for a new home? Have you checked out whether it has ever flooded or had a drainage problem? Even a shallow flood that is only a few inches deep in your house could cause thousands of dollars in damage, and loss of irreplaceable keepsakes. Deeper floods mean you could have to relocate until repairs are made.
- ❖ The Federal Emergency Management Agency (FEMA) has prepared Flood Insurance Rate Maps (FIRMs) that show Special Flood Hazard Areas (SFHAs). If your property is located in a Special Flood Hazard Area, it is five times more likely to experience a flood versus a fire, so flood insurance is advisable.
- ❖ If you need a mortgage that is regulated or insured by the Federal government (e.g., VA, FDIC, Farm Credit, OCC, FHA/HUD, OTS, SBA, NCUA), you will have to buy a flood insurance policy if the building is located in a Special Flood Hazard Area.
- ❖ Plan ahead — **do not wait until a flood is imminent before purchasing flood insurance** — as there is a 30-day waiting period before flood insurance coverage takes effect.

# Flood Insurance Rate Maps

<http://msc.fema.gov>



# Other Resources

## What You Should Know

- ❖ You can check on Special Flood Hazard Areas in your neighborhood by looking at the Flood Insurance Rate Maps at FEMA's Map Service Center: [msc.fema.gov](http://msc.fema.gov).
- ❖ The City of Independence Building Department can guide you through any special land use, building, or floodplain management regulations that apply to your property. Contact David Cowan, Floodplain Administrator/Building Inspector at 620-332-2541 or through the City's website: [www.independenceks.gov](http://www.independenceks.gov) or by visit City Hall at 811 W. Laurel St.
- ❖ The Independence Public Library also has a collection of materials from FEMA that pertain to flood preparedness and prevention. Search the Library's catalog at <http://iplks.org>

**Plan ahead — do not wait until a flood is imminent before knowing your risk or purchasing flood insurance**

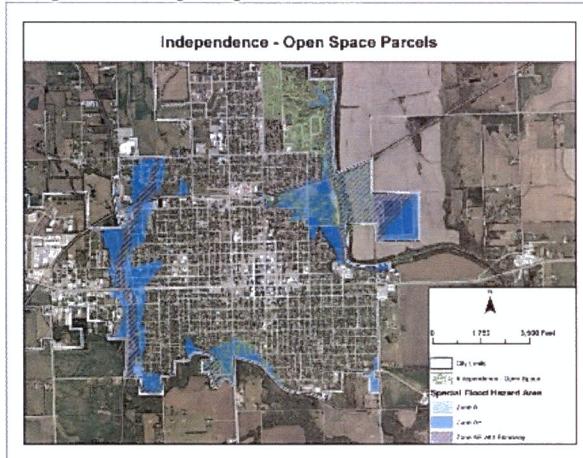
TO: Melissa James  
FROM: David Cowan  
RE: City of Independence Webpage – Floodplain Management

Melissa:

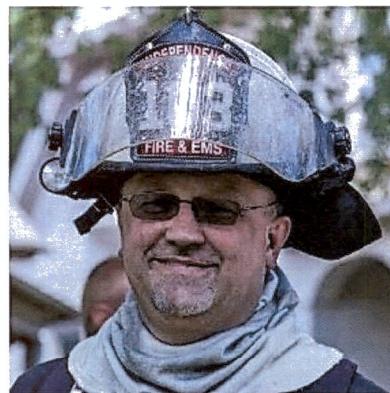
City of Independence webpage: [www.independenceks.gov](http://www.independenceks.gov)  
Floodplain Management: <https://www.independenceks.gov/351/Floodplain-Management>  
Quick Links: <https://www.independenceks.gov/QuickLinks.aspx?CID=53>

## Floodplain Management

### Independence Open Space Parcels



### Contact Us



**David Cowan**

EMS DIRECTOR

[Email](#)

Phone: 620-332-2528

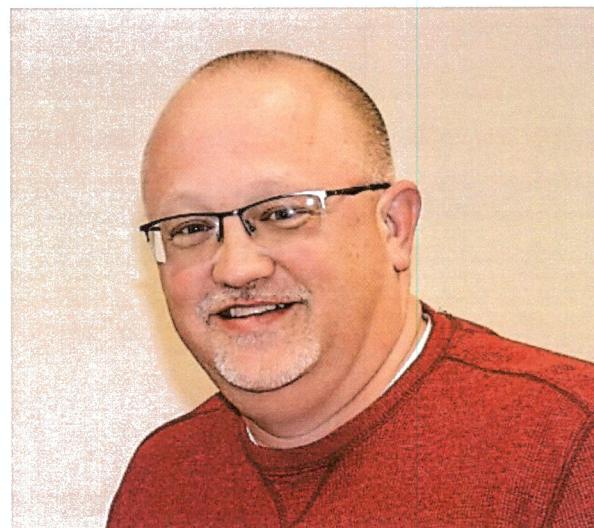
[More Information](#)

### City of Independence CRS Floodplain Links and Information:

1. Local Flood Hazard Map [Floodplain Map](#)
2. Flood Warning System [Independence Flood Plan](#)
3. Floodplain Permit Requirements [Permit Requirements](#)
4. Retrofitting Your Home - Six Ways to protect Your Home [Retrofitting Your Home](#)
5. Protecting Your Home Utilities from Flooding [Protecting Utilities](#)

### City of Independence Assistance on Floodplain Information

- The City of Independence offers information on historically flooding such as site specific past flood locations and high water marks throughout Independence Kansas. If needed a representative from the City can make site visits to your home or property to review flooding, drainage and sewer problems. You can contact the Building Department at 620-332-2541 or email [davdc@independenceks.gov](mailto:davdc@independenceks.gov) .



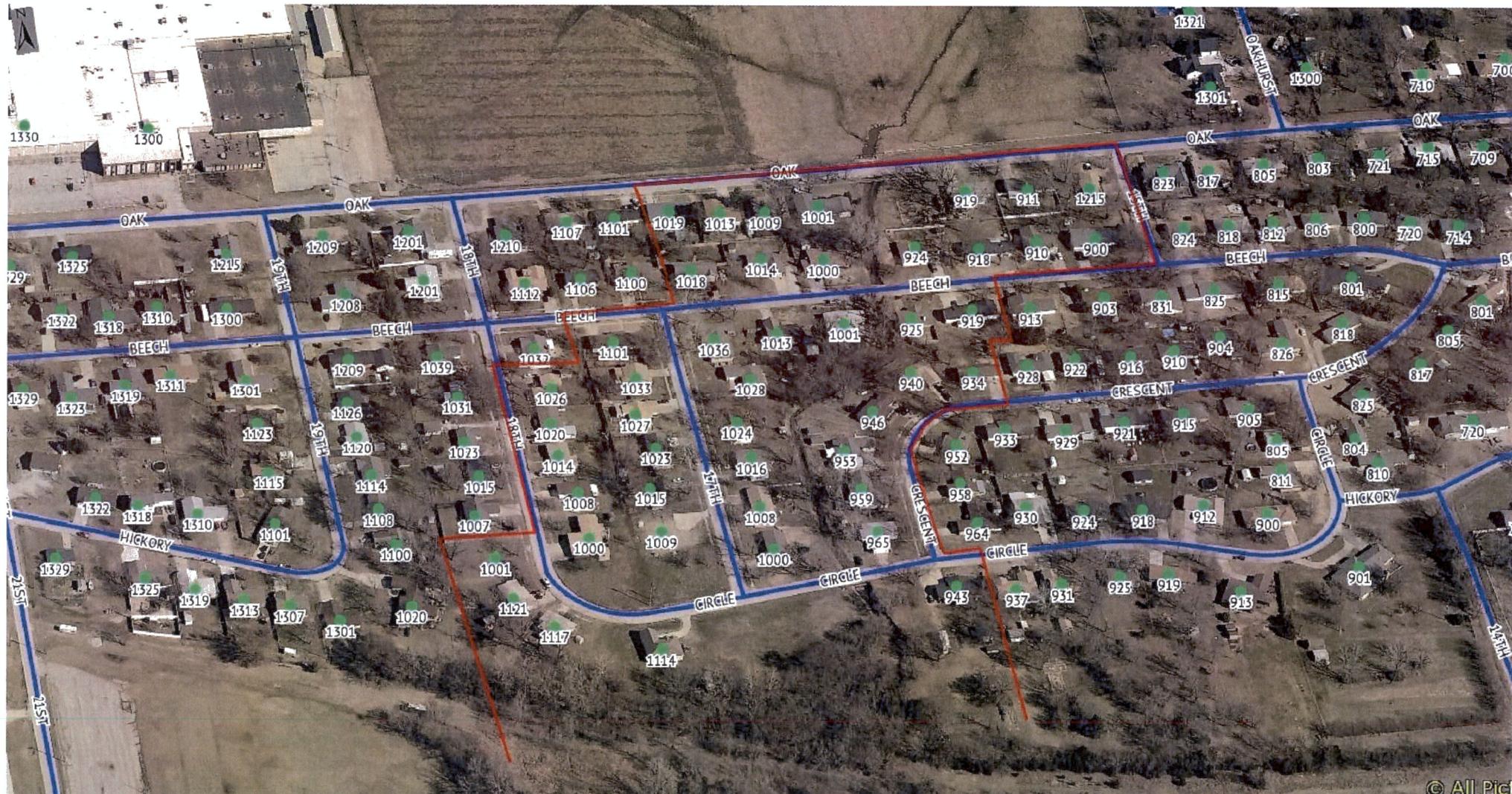
## ▼ Floodplain Management

- [FAQ - Doing Construction or Work in the Floodplain](#)
- [Verdegris River Water Elevation and Flooding Chart](#)
- [Verdegris River Bridge Gauge - 1 mi E. Independence Ks](#)
- [FEMA National Flood Insurance Program - CRS](#)
- [FEMA Flood Insurance Information](#)
- [Independence Floodplain Information](#)
- [Independence Floodplain Development Process](#)
- [Flood Protection Information Links](#)
- [Independence Kansas Floodplain Preparation and Safety](#)
- [Independence Floodplain Emergency Operation Plan](#)
- [Independence Open Space Parcels](#)
- [Independence Deed Restricted Parcels - Floodplain](#)
- [Floodplain Ordinance - City of Independence](#)
- [FEMA Floodplain Management](#)
- [Flood Proofing Your Home](#)
- [Southeast Kansas Multi-Hazard Mitigation Plan](#)
- [PROGRAMA NACIONAL DE SEGURO CONTRA INUNDACIÓN](#)
- [Why Do I Need Flood Insurance](#)
- [Taking Shelter](#)
- [Guide to Retrofitting Your House From Flooding](#)
- [Flood Preparation and Safety](#)

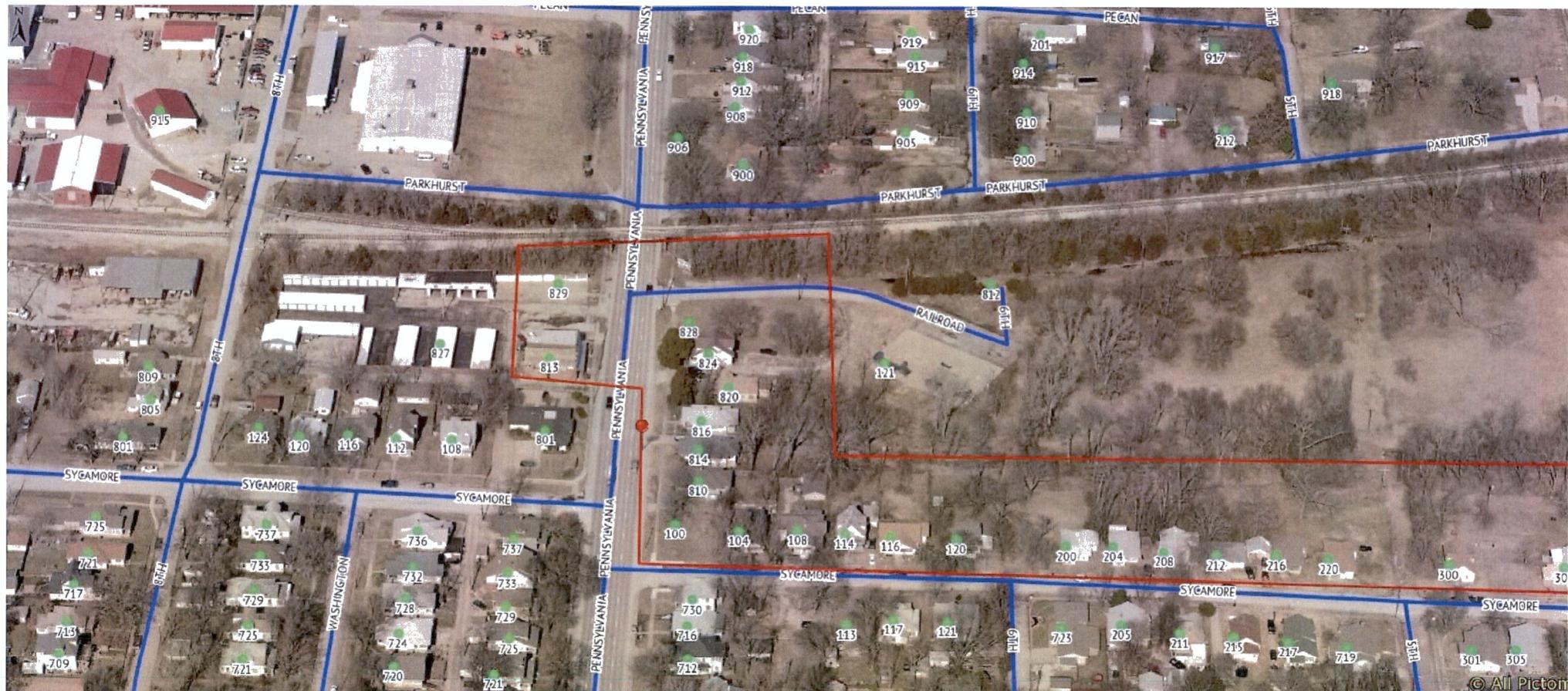
## Categories

- [All Categories](#)
- [Administration/City Manager](#)
- [Airport](#)
- [Bids](#)
- [Boards](#)
- [Building Inspector](#)
- [Cemetery](#)
- [Community Websites](#)
- [Criminal Information](#)
- [Cultural Arts Taskforce](#)
- [Employment Opportunities](#)
- [Evacuation Planning](#)
- [Finance & Records](#)
- [Fire/EMS](#)
- [Floodplain Management](#)
- [General](#)
- [Helpful Links](#)
- [Historic Preservation and Resource Commission](#)
- [Housing Authority](#)
- [Housing Authority Board](#)
- [Library Board of Trustees](#)
- [Mapping/GIS](#)
- [Memorial Hall](#)
- [Missing Persons](#)
- [Most Wanted](#)
- [Municipal Court](#)
- [Park Board](#)
- [Parks & Zoo](#)
- [Planning Commission/Board of Zoning Appeals](#)
- [Police Department](#)
- [Ralph Mitchell Zoo](#)
- [Recreation Commission](#)

# Area 1 Buffer Zone - 2022



## **Area 2 Buffer Zone**





*"Delivering Excellence"*

May 3, 2022

TO: Resident –  
From: David Cowan, Floodplain Manager  
RE: Property in Floodplain

Dear Resident:

The City of Independence participates in the FEMA National Flood Insurance Program or CRS. The CRS program requires the City to do multiple activities to manage the Floodplain in the City of Independence. The repetitive loss activity requires us to notify the homes in specific areas yearly and provide flood information.

You have received this letter because your property is in an area that has flooded several times. Our community is concerned about repetitive flooding and has an active program to help you protect yourself and your property from future flooding, but here are some things you can do:

1. Check with the Building Department on the extent of past flooding in your area. Department staff can tell you about the causes of repetitive flooding, what the City is doing about it, and what would be an appropriate flood protection level. The staff can visit your property to discuss flood protection alternatives.
2. Prepare for flooding by doing the following:
  - Know how to shut off the electricity and gas to your house when a flood comes.
  - Make a list of emergency numbers and identify a safe place to go.
  - Make a household inventory, especially of basement contents.
  - Put insurance policies, valuable papers, medicine, etc., in a safe place.
  - Collect and put cleaning supplies, camera, waterproof boots, etc., in a handy place.
  - Develop a disaster response plan. See the Red Cross's website at [www.redcross.org](http://www.redcross.org) to prepare your home and family for a disaster.
  - Get a copy of *Repairing Your Flooded Home*. We have copies at City Hall, Building Department, or they can be found on the Red Cross website.
3. Consider some permanent flood protection measures.
  - Mark your fuse or breaker box to show the circuits to the floodable areas. Turning off the power to the basement before a flood can reduce property damage and save lives.
  - Consider elevating your house above flood levels.
  - Check your building for water entry points, such as basement windows, the basement stairwell, doors, and dryer vents. These can be protected with low walls or temporary shields.
  - Install a floor drain plug, standpipe, overhead sewer, or sewer backup valve to prevent flooding.
  - More information can be found at FEMA's website, [www.ready.gov/floods](http://www.ready.gov/floods).
  - Note that some flood protection measures may need a building permit and others may not be safe for your type of building, so be sure to talk to the Building Department.



*"Delivering Excellence"*

4. Talk to the Building Department for information on grant programs.
  - The City of Independence would work with Montgomery County Emergency Management and the Kansas Division of Emergency Management to apply for grant funding.
  - If you are interested in elevating your building above the flood level, we may apply for a Federal grant to cover 75% of the cost.
  - Get a flood insurance policy – it will help pay for repairs after a flood and, in some cases, help pay the costs of elevating a substantially damaged building. There is an additional \$30,000 for increased cost of compliance funding to mitigate buildings substantially damaged after a flood. (continued on next page)
5. Get a flood insurance policy.
  - Homeowner's insurance policies do not cover damage from floods. However, because our community participates in the National Flood Insurance Program, you can purchase a separate flood insurance policy. This insurance is backed by the Federal government and is available to everyone, even properties that have been flooded. Because our community participates in the Community Rating System, you will receive a reduction in the insurance premium.
  - Anyone receiving this letter whose home is not mapped as a Special Flood Hazard Area, may qualify for a lower-cost Preferred Risk Policy. Contact David Cowan in the Building Department to verify if your home is in the Special Flood Hazard Area or not.
  - Some people had purchased flood insurance because it was required by the bank when they got a mortgage or home improvement loan. Usually, these policies cover the building's structure and not the contents. During the kind of flooding in your area, there is usually more damage to the furniture and contents than the structure. Be sure you have content coverage.
  - Don't wait for the next flood to buy insurance protection. There is a 30-day waiting period before National Flood Insurance Program coverage takes effect in most cases.
  - Contact your insurance agent for more information on rates and coverage.
6. **Remodeling, adding structures to your property, fences, new roofs, siding, windows etc.**
  - a. By Ordinance requires a **building permit**, and specific activity requires a flood elevation certificate. Please contact the City of Independence Building Department for **any building activity** in the Floodplain. See contact information below.

Questions about the Floodplain or the CRS program, please get in touch with the building department at the following numbers:

- David Cowan, Floodplain Manager
  - [davidc@independenceks.gov](mailto:davidc@independenceks.gov)
  - 602.332.2528 voice
- David Cowan, Building Inspector
  - [davidc@independenceks.gov](mailto:davidc@independenceks.gov)
  - 620.205.7166

Sincerely,

*David Cowan  
Asst. City Manager  
Building Inspector – Floodplain Manager*

INDEPENDENCE CITY COMMISSION  
**REGULAR SESSION AGENDA**

January 12, 2023

5:30 PM

Civic Center Memorial Hall

To participate by conference call:  
1 785-289-4727 Conference ID: 592 706 042#

The Agenda shall be as follows:

I. **REGULAR SESSION**

- A. Call to Order
- B. Pledge of Allegiance to the United States of America
- C. Adoption of Agenda

II. **APPOINTMENTS**

- A. Independence Historic Preservation and Resource Commission (IHPRC) -- Two Positions Eligible for Reappointment
- B. Planning Commission -- Three Positions Eligible for Reappointment
- C. Economic Development Advisory Board -- One Resignation

III. **REORGANIZATION**

IV. **PRESENTATIONS**

V. **CONSENT AGENDA**

(*Consent* is that class of Commission action that requires no further discussion or which is routine in nature. All items on the Consent Agenda are adopted by a single motion unless removed from the Consent Agenda.)

VI. **PUBLIC HEARING**

VII. **ITEMS FOR COMMISSION ACTION**

- A. An ordinance amending and supplementing Appendix D regarding building permit fees and the Ordinance Regulating Building Trades.
- B. Consider Approval of Downtown Building Grants
- C. Consider proclaiming January 15, 2023 as Dr. Martin Luther King, Jr. Commemoration Day.

VIII. **REPORTS**

- A. City Board Minutes
- B. CRS 2022 Annual Report & 2023 Recertification

IX. **CITY MANAGER'S COMMENTS**

X. **COMMISSIONERS' COMMENTS**

XI. **PUBLIC CONCERNS**

XII. **EXECUTIVE SESSION**

- A. Consultation with an attorney on matters that would be deemed privileged in an attorney-client relationship.
- B. Personnel matters of non-elected personnel.

- C. Data relating to financial affairs or trade secrets of second parties.
- D. Discussions prior to acquisition of real estate.
- E. Matters relating to the security of a public body or agency, public building or facility, or the information system of a public body or agency.

XIII. ADJOURNMENT