



WASHOE COUNTY

Integrity Communication Service

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Comptroller _____

STAFF REPORT

BOARD MEETING DATE: December 12, 2017

DATE: November 20, 2017

TO: Board of County Commissioners

FROM: Dwayne Smith, P.E., Division Director, Engineering and Capital Projects
Community Services Department, 328-2043, desmith@washoecounty.us

THROUGH: Dave Solaro, Arch., P.E., Director
Community Services Department, 328-3624, dsolaro@washoecounty.us

SUBJECT: Recommendation to: 1) acknowledge receipt of an update on the 2017 North Valleys Flood Incident; 2) direct staff to submit Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant applications for the proposed purchase of specific residences located within the Swan Lake FEMA designated floodplain that were impacted by the 2017 presidentially declared February 2017 flood; and 3) approve the transfer of up to [\$300,000] as needed from contingency funds to the Capital Improvement Fund for the construction of additional temporary flood barriers in the Swan Lake area; and direct the Comptroller to make the appropriate budget appropriation transfers as necessary. (All Commission Districts.)

SUMMARY

On September 12, 2017, the Board of County Commissioners (Board) gave direction to staff to pursue the possible purchase of specific residences that were impacted by the 2017 presidentially declared February 2017 flood using FEMA’s Hazard Mitigation Grant Program (HMGP). Staff identified 10 possible homes and one commercial structure to be included in the program. Under the voluntary program, 75% of the funding is provided by FEMA and 25% of the funding is provided by Washoe County. It is anticipated that FEMA’s contribution will be approximately \$1.375 million and Washoe County’s financial contribution will be approximately \$500,000. Washoe County’s contribution will be met using a combination of staff time, contracted services such as property appraisals, County owned property and cash. Staff is working with FEMA for the possible use of Washoe County owned property within the Lemmon Valley area to be used as matching funds in lieu of cash. This concept has been favorably received by FEMA but until the applications are submitted, reviewed and approved it is not a guarantee. In addition, staff requests the Board’s consideration for the approval of the expenditure of up to \$300,000 for the construction of additional temporary HESCO flood barriers and a berm along Pompe Way, located on the west side of Swan Lake. Construction would include approximately 250 linear feet of berm, 350 linear feet of double-stacked HESCO barrier and the relocation of approximately 300 linear feet of HESCO barrier along Pompe Way, south of Albert Way. Construction of this additional temporary barrier will reduce a portion of the on-going

AGENDA ITEM # _____

expense for temporary housing and other costs for several of the residents in the immediate area.

Strategic Objective supported by this item: Safe, secure and healthy communities

PREVIOUS ACTION

September 12, 2017 – The Board affirmed the continued flood response activities related to the 2017 January and February floods and directed staff to initiate the development of a flood response plan for North Valleys closed hydro-basins, a flood mitigation plan for North Valleys closed hydro-basins and to pursue the application process for a Federal Emergency Management Agency Hazard Mitigation Grant, for the possible purchase of specific residences located within the Swan Lake floodplain that were impacted by the 2017 presidentially declared February flood.

June 27, 2017 – The Board approved the use of General Fund Contingency funding and the approval of budget appropriation transfers to cover the County's expenses related to the January and February 2017 flood events.

May 23, 2017 – The Board approved gifting general funds to cover the cost of County building permit fees for specific assessor's parcel numbers affected by Swan Lake (and the immediate vicinity) flooding when demonstrated that individual insurance carriers will not cover the cost of County building permit fees.

May 9, 2017 – The Board received an update on the North Valleys flood incident operation.

April 25, 2017 – The Board directed staff to return with a District Attorney opinion regarding the possible methods for gifting general fund money for building permits related to Lemmon Valley Flood.

March 28, 2017 – Washoe County staff provided an update to the Board on emergency operations related to the February 23, 2017 Declaration of State of Emergency and received approval of actions taken by the County Manager pursuant to emergency powers related to the current state of emergency.

March 21, 2017 – Washoe County staff provided an update to the Board on emergency operations related to the February 23, 2017 Declaration of State of Emergency and received approval of actions taken by the County Manager pursuant to emergency powers related to the current state of emergency.

March 14, 2017 – The Board ratified a Declaration of a State of Emergency by the Washoe County Manager on February 23, 2017, and received an update on the related emergency operations for the North Valleys flood response.

BACKGROUND

Washoe County, through its Community Services Department, continues to manage the ongoing 2017 North Valley Flood incident including maintaining the existing temporary flood barriers and associated storm water pumps, as well as preparing for the upcoming 2017/18 winter and spring precipitation season. Washoe County currently expends approximately \$70,000 per month maintaining the temporary flood protection measures and has spent over \$6.4 million to date in response to this year's record setting flood events.

Background associated with grant

On September 12, 2017 the Board gave direction to staff to pursue the possible purchase of specific residences that were impacted by the 2017 presidentially declared February 2017 flood using FEMA's Hazard Mitigation Grant Program (HMGP). The HMGP is available to

communities that have a FEMA approved Hazard Mitigation Plan in place and are in good standing with the National Flood Insurances Program (NFIP) and that have had an approved disaster declaration.

In concept, the grant provides for Washoe County's acquisition of residential properties located within the current FEMA designated floodplain. The impacted property would then be converted to a deed-restricted open space so that no future development could be allowed on the property. This is a voluntary program with 75% of the funding provided by FEMA and 25% of the funding provided by Washoe County. Using criteria that includes the flood water within living spaces, temporarily inoperable on-site septic systems and inability to access the home due to surrounding flood water, staff identified 10 possible homes and one commercial structure. It is anticipated that FEMA's contribution will be approximately \$1.375 million and Washoe County's financial contribution will be approximately \$500,000. Washoe County's contribution will be met using a combination of staff time, contracted services such as appraisals, and cash. Staff is working with FEMA for the possible use of Washoe County owned property within the Lemmon Valley area to be used as matching funds in lieu of cash. This concept has been favorably received by FEMA but until the applications are submitted, reviewed and approved it is not a guarantee. While the grant applications are due to the State of Nevada no later than February 2018, with direction from the Board, staff anticipates submittal of all applications before the end of December 2017. Staff has been told that once applications are submitted that the FEMA process may take as long as 24 months before cash disbursements are made. This information has been told to all of the interested residents.

Background associated with additional work

In addition, staff requests the Board's consideration for approval of an expenditure of up to \$300,000 for the construction of additional temporary HESCO flood barriers and a berm along Pompe Way, located on the west side of Swan Lake. Construction would include approximately 250 linear feet of berm, 350 linear feet of double-stacked HESCO barrier and the relocation of approximately 300 linear feet of HESCO barrier along Pompe Way, south of Albert Way. This area was not initially included with the construction of the temporary flood barriers due to the significant water depth and safety issues for the flood response teams. With the decrease of Swan Lake water levels additional temporary barriers can now be constructed. The federally declared flood disasters (4303 and 4307) were closed in July and therefore any expenditure by Washoe County for this additional work will not be eligible for possible FEMA reimbursement. Washoe County staff has been very diligent in timing related to this request, as this is a large expenditure which is not budgeted. Based on the first two rain events this year, and the engineering projections provided to the board in September, it is now confirmed that the soil in the hydrographic basin is saturated causing nearly all rain falling in the basin to migrate to Swan Lake.

FISCAL IMPACT

If approved, the following use of contingency funds will be transferred to cover the identified additional and unanticipated mid-year expenses in Fiscal Year 2017-18 related to the 2017 flood disasters. Previous budget transfers into the general fund contingency fund were approved by the Board on June 27, 2017.

Project	Fund Source	Amount
Fund 402-PW920597-NV Temp Flood Barrier	Contingency: 189000-820000	Up to \$300,000 as needed

RECOMMENDATION

It is recommended the Board of County Commissioners: 1) acknowledge receipt of an update on the 2017 North Valleys Flood Incident; 2) direct staff to submit Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant applications for the proposed purchase of specific residences located within the Swan Lake FEMA designated floodplain that were impacted by the 2017 presidentially declared February 2017 flood; and 3) approve the transfer of up to [\$300,000] as needed from contingency funds to the Capital Improvement Fund for the construction of additional temporary flood barriers in the Swan Lake area; and direct the Comptroller to make the appropriate budget appropriation transfers as necessary.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to:

- 1) Acknowledge receipt of an update on the 2017 North Valleys Flood Incident;
- 2) Direct staff to submit Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant applications for the proposed purchase of specific residences located within the Swan Lake FEMA designated floodplain that were impacted by the 2017 presidentially declared February 2017 flood; and
- 3) Approve the transfer of up to [\$300,000] as needed from contingency funds to the Capital Improvement Fund for the construction of additional temporary flood barriers in the Swan Lake area; and direct the Comptroller to make the appropriate budget appropriation transfers as necessary."