

ARE YOU PREPARED FOR A FLOOD IN YOUR NEIGHBORHOOD?

YOU ARE RECEIVING THIS BROCHURE BECAUSE YOUR PROPERTY IS IN OR NEAR A SPECIAL FLOOD HAZARD AREA.

History of Flooding in the City of Riley. With the City of Riley being located at the Headwaters of Wildcat Creek, there has been minimal flooding in town. During heavy rains, the creek in town has exited its banks, spreading out into the open spaces along its path doing minimal damage.

What should you do before a flood?

Determine if your property is located in an area subject to flooding. A property located within a flood zone does not necessarily have flooding problems. Your property may still be within a flood zone, as designated by Federal Emergency Management Agency (FEMA) maps. Upon request, the Floodplain Administrator at 785-485-2802, will make free flood zone determinations for properties within the City. FEMA information is also available in the Riley City Library. If located in an “A” Zone, your property is within the Special Flood Hazard Area (SFHA), which is an area that has been determined to have the potential for flooding caused by a 100-year storm. If located in a “V” Zone, your property is also within the SFHA and could also be subject to velocity wave action. The Planning and Zoning department also maintains elevation certificates for many properties within the city which are also available for review.

➤ **Purchase flood insurance on your property.** Flooding is not covered by a standard homeowner’s insurance policy. A separate flood insurance policy is required to cover damages incurred by flooding. Coverage is available for the building itself as well as for the contents of the building. The City of Riley

participates in the National Flood Insurance Program (NFIP) that makes available federally backed flood insurance for all structures, whether or not they are located within the floodplain. Note that there is a 30-day waiting period before coverage goes into effect. More than 25 percent of NFIP claims are filed by properties located outside the 100-year floodplain, also known as the Special Flood Hazard Area (SFHA). Contact your insurance agency for more information. Flood insurance information is also available in the Riley City Library.

➤ **Maintain drainage channels and pipes free of obstruction and debris.** The City of Riley performs cleaning and maintenance activities on the drainage channels and pipes in City easements and rights-of-way in accordance with an established schedule and other standard operating procedures. Residents are encouraged to assist in maintaining the drainage in their areas by removing or reporting obstructions (leaves, debris, trash, etc.). Keeping drainage channels free of obstructions reduces flooding in the event of heavy rains. By way of City ordinance (#1295), it is illegal to dump trash, paint, chemicals, grease, or any other material into any portion of the City’s drainage system. Such dumping can have devastating impacts on water quality. To report any obstructions or for questions regarding the city’s drainage system maintenance, please contact the City of Riley at 785-485-2802.

➤ **Protect your property from the hazards of flooding and wind.** Various methods may be used to minimize flooding. If the floor level of your property is lower than the “Base Flood Elevation” (elevation of the 100-year flood, based on the FEMA maps), consider elevating your structure, if possible. Brochures discussing flood proofing and other mitigation measures are available in the Riley City Library. If a flood is imminent, property can be protected by sandbagging areas subject to the entry of water into living spaces. Valuables and furniture may also be moved to higher areas of the dwelling to minimize damages. Attaching plywood or specially made panels over windows and patio doors may help protect against high wind damages.

➤ **Meet improvement requirements.** The National Flood Insurance Program (NFIP) requires that

if the cost of reconstruction, additions, or other improvements to a building equals or exceeds 50% of the building’s market value, then the building must meet the same construction requirements as a new building. Substantially damaged buildings must also be brought up to the same standards. For example, a residence damaged so that the cost of repairs equals or exceeds 50% of the building’s value before it was damaged must be elevated above the base flood elevation.

➤ **Meet permitting requirements.** All development within the city requires a permit. Always check and fulfill permitting requirements with the City of Riley at 785-485-2802 before you build on, alter, fill, or re-grade any portion of your property and/or within any easement or right-of-way. Also, contact the number above to report any suspected permitting violations.

➤ **Keep an emergency supply.** Non-perishable food, water, batteries, flashlights, a manual can opener, and a battery-operated radio should be kept available.

What should you do during a flood?

If your property is in imminent danger of flooding, please contact Westar Energy at 800-383-1183, Propane Central at 866-539-4399/785-632-3644, Wanklyn Oil at 800-794-2019, or Home Oil at 800-794-0945 depending on which company services your propane tank, to request that your power and propane gas be shut off, or for guidance on how to do it yourself. These numbers may also be contacted regarding any other electrical or LPG gas emergencies.

Tune-in to local commercial radio or television stations (KMAN – 1350 AM, WIBW – 850 AM, KQLA – 103.5 FM, KBLS – 102.5 FM, KMKF – 101.5 FM, KJCK – 97.5 FM), or NOAA Weather Radio (frequencies 162.425, 162.475 or 162.525) for Watch and Warning Bulletins and any corresponding emergency instructions. The Riley County Emergency Management Department will order or advise evacuations if conditions warrant this action. They have a link to sign up for emergency alerts at this address

<https://www.rileycountyks.gov/917/Emergency-Notifications> If evacuations are called for, it is imperative that you follow instructions in the time

frame noted. Questions regarding emergency procedures may be addressed to the Riley County Emergency Management Department at 785-537-6333.

- Do not attempt to drive or wade through deep pockets of water or running washes. Unstable banks should be avoided.
- Develop an evacuation plan for your family.
- Avoid low-lying areas. Seek shelter in the highest areas possible.

What should you do after a flood?

- Listen to the radio for emergency instructions.
- Avoid driving if possible.
- Follow established procedures for property damage repairs:

The City of Riley requires that work done in the city follow the 2006 building codes. It is advisable to select a contractor who is licensed in his or her trade. Licensed contractors will have a State issued contractor's license which they should be able to provide upon request. Only licensed electricians may perform electrical work, only licensed plumbers may perform plumbing work, only licensed gas contractors may work on a gas system, only licensed mechanical contractors may perform heating, ventilation and air conditioning work, and only licensed building contractors may perform building related work. Verify that contractors are licensed before signing or agreeing to any repair contracts. It is also recommended that you verify certification of liability and workman's compensation insurance. Complaints against licensed contractors may be referred to the appropriate licensing agency.

The homeowner is required to obtain proper permits for work being performed. Permits are required for any permanent improvement (additions, alterations, etc.) to a structure and for site work such as grading, filling, etc. Questions about permits or contractor licensing may be addressed to the City of Riley 785-485-2802.

Recognize the natural and beneficial functions of floodplains to help reduce flooding:

Floodplains are a natural component of the Riley County environment. Understanding and protecting the natural functions of floodplains helps reduce flood damage and protects resources. When flooding spreads out across the floodplain, its energy is dissipated, which results in lower flood flows downstream, reduced erosion of the streambank and channel, deposition of sediments higher in the watershed and improved groundwater recharge. Floodplains are scenic, valued wildlife habitat, and suitable for farming. Poorly planned development in floodplains can lead to streambank erosion, loss of valuable property, increased risk of flooding to downstream properties and degradation of water quality.

Dumping is prohibited by ordinance #1295. Do not dump debris or chemicals into the drainage system and waterways. Runoff leads to our waterways, lakes, and rivers and is toxic to the land and animals.

For more information about flood safety

or the NFIP, please note the following:

<http://cityofriley.org/Flood-Management>

www.floodalert.fema.gov

www.fema.gov/hazards/floods

1-888-FLOOD29

This information is provided by the City of Riley and is applicable to properties within the limits of the City. If you reside in a jurisdiction other than the City of Riley, contact your regulatory authority for information. If you believe you received this notice in error, or if you no longer own this property, please contact the City of Riley at 785-485-2802 or via U.S. mail.

Flood Safety

A Publication for the City of Riley Residents and Property Owners