

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 Hays.**

It is critical to remember that the City of Hays is subject to flooding from Big Creek, a tributary of the Smoky Hill River. The City of Hays has experienced several major flood events. Flooding events date back to as early as 1907. The Great Flood of 1951 caused \$2.5 Million in damages and killed 6 people. The City of Hays constructed a levee in 1952 to help reduce future flood risk. In 1957 the levee protected the area from extensive damages. The more recent flooding was in 2018. Being prepared is your best defense against such events.

What should you do before a flood?

➤ **Determine if your property is located in an area subject to flooding.** The following areas have a known potential for flooding:

Big Creek	Chetolah Creek
Lincoln Draw	Lincoln Tunnel
Downtown Area	South of 10th St

This is not a complete list of areas that are within flood zones, but rather a list of areas with documented flooding problems. A property located within a flood zone does not necessarily have flooding problems. If your neighborhood is not listed, your property may still be within a flood zone, as designated by Federal Emergency Management Agency (FEMA) maps. Upon request, the Planning,

Inspection & Enforcement Division at 785-628-7310 will make free flood zone determinations for properties within the City. The City of Hays has 4 different Special Flood Hazard Areas (SFHA). “A” Zone, “AE” Zone & “AH” Zone are considered to be high flood risk areas determined to have the potential for flooding caused by a 100-year storm. “X” zone is considered to be a medium flood risk determined to have potential for flooding caused by a 500-year storm. The Planning, Inspection & Enforcement Division 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 Hays 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 at the City of Hays Public Works office.

➤ **Maintain drainage channels and pipes free of obstruction and debris.** The City of Hays performs cleaning and maintenance activities on the drainage channels and pipes in City easements & 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 (such as leaves, debris, trash, etc.). Keeping drainage channels free of obstructions reduces flooding in the event of heavy rains. By way of City ordinance, it is illegal to dump trash, leaves, landscape debris, paint, grease, or any other material into any portion of the City’s drainage system. Such dumping can have devastating impacts on water quality in addition to causing flooding. To report obstructions or illegal dumping, or for questions regarding drainage system maintenance, please contact the Stormwater Division at 785-628-7350.

➤ **Protect your property from the hazards of flooding.** 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 at the City of Hays Public Works Office. 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.

➤ **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.

Please contact the Planning, Inspection & Enforcement Division at 785-628-7310 for more information.

➤ **Meet permitting requirements.** All development within the city requires a permit. Always check and fulfill permitting requirements with the Planning, Inspection & Enforcement Division at 785-628-7310 before you build on, alter, fill, or re-grade on 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 Midwest Energy (MWE) at 1-800-222-3121 to request that your power and natural gas be shut off, or for guidance on how to do it yourself. This number may also be contacted regarding any other electrical or natural gas emergencies.

➤ Tune-in to local commercial radio or television stations (KAYS – 1400 AM, KJLS – 103.3 FM, KKQY – 101.9 FM), or NOAA Weather Radio (frequency 162.450) for Watch and Warning Bulletins and any corresponding emergency instructions.

➤ If dangerous flooding conditions are imminent, avoid driving a vehicle if possible. 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:

Select a contractor who is licensed in his trade. The City of Hays requires contractors to be licensed. Only licensed electricians may perform electrical work, only licensed plumbers may perform plumbing work, 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.

Require your contractors to obtain the proper permits for work being performed. Permits are required for any permanent improvement (including furnace & AC replacements, water heater replacements, roofing, additions, alterations, etc.) to a structure and for site work such as grading, filling, etc. Permits are required even if a homeowner is doing the work themselves.

Questions about permits or contractor licensing may be addressed to the City of Hays Planning, Inspection & Enforcement Division at 785-628-7310.

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

Floodplains are a natural component of the City of Hays. Understanding and protecting the natural functions of floodplains helps reduce flood damage and protect 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.

For more information about flood safety or the NFIP, please note the following:

www.floodalert.fema.gov
www.fema.gov/hazards/floods
1-888-FLOOD29

This information is provided by the City of Hays and is applicable to properties within the limits of the City. If you reside in a jurisdiction other than the City of Hays, 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 Hays Public Works Planning, Inspection & Enforcement Division at 785-628-7310.



City of Hays Public Works Department
Planning, Inspection & Enforcement Division
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A Publication for City of Hays Property Owners