

MINUTES OF REGULAR MEETING

ST. CHARLES COUNTY FLOODPLAIN VISION BOARD

DATE: March 11, 2021

TIME: 2:00 P.M.

PLACE: COUNTY ADMINISTRATIVE BUILDING
201 N. SECOND ST.
ROOM 116
ST. CHARLES, MO 63301

MEMBERS PRESENT: David Bonderer, Danny Kluesner, William Schaul, and Dennis Wappelhorst

MEMBERS ABSENT: Janet Neustadt and Harold Stephens

STAFF PRESENT: Ellie Marr, Senior Planner; Robert Myers, Director of Planning & Zoning; and Mariza Almstedt, Recording Secretary

CALL TO ORDER, ROLL CALL AND DECLARATION OF QUORUM

David Bonderer called the meeting to order at 2:03 p.m. and roll call was taken. There was a quorum of Board present.

APPROVAL OF MINUTES

Vice Chairman David Bonderer asked for a motion to approve the minutes from the December 10, 2020 meeting. The motion was made by Danny Kluesner and was seconded by William Schaul. The minutes were approved by unanimous voice acclamation.

CHANGES TO THE AGENDA

There were no changes to the agenda.

PUBLIC COMMENTS

There were no public speakers.

OLD BUSINESS

- ◆ **U.S. Army Corps of Engineers Upper Mississippi River Comprehensive Study (Plan H)**

There were no updates.

- ◆ **Support for Development along Highway 94 and drainage concerns along Missouri Bottoms**

There were no updates.

- ◆ **Update regarding funding for a Community Development Block Grant (CDBG)**

Robert Myers stated the County understands the State of Missouri Department of Economic Development has planned to apply for HUD funds for long term recovery due to the 2019 flooding and therefore has put together a plan that has come up for public hearings several times. Recently, the County was informed that the plan was approved, and St. Charles County could be eligible to apply for \$15 million in funding for long term recovery because of the 2019 flood. Robert Myers explained that this is a very specific funding and is different than FEMA funds. The primary purpose of this grant would be to help people in low to moderate income levels. According to the State's plans, the funding would be available to St. Charles County residents to buyout their home if they want to or to help those who feel trapped in their home and give them an option of getting out from underneath it. The funding could also be utilized for relocation assistance but moving to an area outside of a floodplain would be a requirement. The program will be posted on the State's website and will be translated into several languages. Once that is done, jurisdictions in Missouri affected by the 2019 flood will be notified. Applicants then could apply for HUD funds.

Robert Myers provided an update on the Voluntary Home Buyout program. Of the hundreds of voluntary program letters sent to affected residents of floodway properties in unincorporated St. Charles County, about 100 people have expressed an interest in the buyout program. Letters to Portage des Sioux have not yet been mailed yet as we are waiting for a decision to be made regarding who would mail the letters out; Portage des Sioux or St. Charles County. Robert Myers stated he has no preference.

Eligibility criteria will be based on income (low to moderate) levels by household size. According to the census tract, residents in the Mississippi River flood zone are the poorest but those who live in floodway properties in unincorporated St. Charles County would likely be considered first as they are a priority. Density floodway properties would be included but does not mean other homeowners would be excluded. Robert Myers stated we are seeking to help those whose homes were damaged from 2019 flood. Homes that were damaged and torn down would be deed restricted and be deeded back to the County or the incorporated City. The property's estimate market value in 2018 would be used as the basis for the buyout. Ellie Marr said she reminds people this is a contract between the owner and the federal government, not St. Charles County. Policies to avoid any abuse or fraud have not yet been written and usually HUD-CDBG funds have many strings attached to them including oversight, audits and lots of documentation required.

NEW BUSINESS

- ◆ Robert Myers acknowledged there was no New Business on the agenda but would like for the Board to know that a presentation will be made at the March 17, 2021 Planning & Zoning Commission to review the State of Missouri's new stormwater discharge permitting requirements for 2021-2026. In addition, comments are being sought on the County's draft Stormwater Management Plan which addresses stormwater management issues within the unincorporated county and requirements of the Missouri Department of Natural Resources 2021-2026 MS4 Stormwater Discharge Permit. The public comment period is from February 19, 2021 – March 26, 2021. Comments from the Flood Plain Vision Board are welcome.

TABLED ITEMS

◆ HEC-RAS study for Upper Mississippi Update

There were no updates for this item, and the item remains tabled.

AGENDA SUGGESTIONS FOR NEXT MEETING, JUNE 10, 2021

Robert Myers asked the Board if it would be helpful to hold meetings virtually and left it open to members to decide. The members decided that the next meeting would be a virtual meeting, but members can still attend in person if they would like. Danny Kluesner stated virtual meetings would make achieving a quorum much easier. The next meeting agenda notice will be set up in Microsoft Teams. Agenda suggestions for the June 10th meeting include:

- ◆ U.S. Army Corps of Engineers Upper Mississippi River Comprehensive Study (Plan H)
 - ◆ Support for Development along Highway 94 and drainage concerns along Missouri Bottoms
 - ◆ Update regarding for disaster funding for a Community Development Block Grant (CDBG)
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◆ **ADJOURNMENT OF MEETING**

David Bonderer called for a motion to adjourn the meeting. The motion was made by Dennis Wappelhorst and was seconded by William Schaul. The meeting was adjourned by unanimous voice acclamation at 2:28 p.m.

Respectfully submitted by:


Janet Neustadt, Chairperson

6/10/21
Date