

City of Lansing
Flood Protection Information

Dear Lansing Resident:

It is easy to forget about flood risks and the need to be prepared for flooding. When the ground is dry or frozen is a good time to make preparations and take actions that may minimize flood risks. Clearing out brush and debris from storm drainage areas is a good example. In wet periods, it is often difficult or impossible to access some parts of drainage areas that need attention, so now may be the best time if you have such an area on your property. Take the time to assess the risk of any type of flooding that might affect your property, and take any needed actions for protection or insurance. We don't know what the weather will bring in the next few months, but at some point wet weather will return, and flooding will occur in some locations in the community.

Flooding in our community comes from four primary sources. 7-Mile Creek leaves its banks in some locations during and after heavy rainfall events, sometimes overflowing 155th Street, encroaching on yards in the Clear Creek Mobile Home Court, encroaching onto a portion of the City Park on North 2nd Street, and sometimes overflowing K-5 Highway. 9-Mile Creek leaves its banks in some locations during and after heavy rainfall events, sometimes encroaching on properties in the Southern Hills, Rock Creek, Fawn Valley, and Hillbrook neighborhoods, as well as the Rock Creek Commercial area and the Wiley Mobile Home Court, and overflowing K-5 Highway. The Missouri River floods from time to time and can breach the levy system, creating flooding over K-5 Highway and into the lower reaches of 7-Mile Creek and 9-Mile Creek. Brief localized flooding may occur in many locations throughout the City during intense rainfall events. (Note: Flood insurance covers all surface floods.) Some flooding may occur from heavy snow melt, but is generally less significant than that from heavy rainfall events or flooding from the Missouri River.

The city of Lansing has implemented a number of storm water practices and requirements, such as storm water detention requirements for new development, to minimize localized flooding and to avoid increases in the 1% chance flood.

City Services: FLOOD MAPS: The city has adopted revised flood maps, which were effective July 16, 2015. Check your flood risk. Flood maps and flood protection references are available at the Lansing Public Library. You may also visit or contact the Lansing Community and Economic Development Department at 727-5488, 730 1st Terrace, Suite 2, to see if your property is within a mapped floodplain. If so, they can give you more information, such as the depth of flooding, past flood problems in the area, and copies of Elevation Certificates for most of the structures constructed in the floodplain since 2004. They can provide you with guidance on how to find an engineer, architect, or contractor to assist you with solutions. If your property is in a floodplain or has had flooding, drainage, or sewer backup problems, check out these sources of assistance to help identify the source of the problem. City staff may have knowledge of locations outside the regulatory floodplain that have experienced localized flooding in the past. Flood information and links to related resources are also available on the city of Lansing website, www.lansing.ks.us. Flood maps may also be viewed on line from the Leavenworth County GIS website at <https://leavenworth.integritygis.com/>.

What You Can Do: The City depends on your cooperation and assistance. Here is how you can help:

- Do not dump or throw anything into or onto the banks of the ditches or streams. Dumping in our ditches and streams is a violation of Lansing City Code 8-402(A)(1). Even grass clippings and branches can accumulate and plug channels, and smother desirable vegetation, destabilizing stream banks and accelerating sedimentation. A plugged channel cannot carry the water away rapidly, and results in flooding. Every piece of trash and every bit of sediment contributes to flooding.
- If your property is next to a ditch or stream, please do your part and keep the banks clear of brush and debris. City Code 8-402(C)(10) requires property owners to do so. In the case of large downed trees in drainage easements, please call the Lansing Public Works Department (727-2400) for inspection and assistance. Aside from managing brush and debris, do not disturb natural drainage ways. Preserving these areas in a natural riparian state helps to alleviate flooding and improve storm water run off quality. Preserving large floodplain areas provides excellent natural habitat for a significant number of species.
- If you see dumping of anything, including yard waste, or debris accumulation, or heavy brush in the drainage ways or streams, please contact the Lansing Public Works Department (727-2400) or the Community and Economic Development Department (727-5488).
- Always check with the Community and Economic Development Department or Public Works Department before you build on, alter, re-grade, or fill on your property. A permit may be needed to ensure that projects do not cause problems on other properties. The flood ordinance that regulates development in the floodplain was recently updated, and may be found at https://library.municode.com/ks/lansing/codes/code_of_ordinances under Lansing City Code, Chapter 17.
- If you see building or filling without a City permit posted at the site, contact the Community and Economic Development Department at 727-5488 or the Public Works Department at 727-2400.
- Check out the following information on floodproofing, flood insurance, and flood safety.

Floodproofing: There are several different ways to protect a building from flood damage. One way is to keep the water away by regrading your lot or building a small floodwall or earthen berm. These methods work if your lot is large enough, if flooding is not too deep, and if your property is not in the floodway. The Public Works Department or Community and Economic Development Department can provide this information, and is the local permitting agency if the proposed work requires a permit.

Another approach is to make your walls waterproof and place watertight closures over the doorways. This method is not recommended for houses with basements or if water will get over two feet deep.

A third approach is to raise the house above flood levels. The cost for raising a small or moderately sized house may be far less expensive than the uncovered loss from flooding.

Some houses, even those not in the floodplain, have sewers that backup into the basement during heavy rains. A plug, standpipe, or check valve can stop this in many situations. A licensed plumber can help you determine the appropriate method of protection and make the installation

for you. The Community and Economic Development Department or Wastewater Department may be able to provide helpful information about these kinds of problems.

These methods are called floodproofing or retrofitting. More information is available at the Lansing Public Library and the Public Works Department.

If you know a flood is coming, you should shut off the gas and electricity and move valuable contents upstairs. It is unlikely that you will get much warning, so a detailed checklist prepared in advance would help ensure that you don't forget anything.

Flood Insurance: If you don't have flood insurance, talk to your insurance agent. Homeowner's insurance policies do not cover damage from floods. However, because Lansing 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 for properties that have previously been flooded. Due to floodplain regulations put in place by the Lansing City Council that are more stringent than the minimum required by FEMA, and due to the Lansing Public Works and Community and Economic Development Department's exceptional efforts in enforcement, permitting, outreach, and public information regarding the floodplain and flood hazards, Lansing has achieved a FEMA Community Rating System score that provides a 15% discount on flood insurance premiums for Lansing property owners, which is reflected in the published rates.

Some people have purchased flood insurance because it was required by the lender when they got a mortgage or home improvement loan. Usually, these policies just cover the building's structure and not the contents. During the kind of flooding that happens in Lansing, there is usually more damage to the furniture and contents than there is to the structure. You may wish to consider additional coverage for contents.

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. Contact your insurance agent for more information on rates and coverage. If you are covered, check out the amount and make sure you have contents coverage. Remember: Even if the last flood missed you or you have done some floodproofing, the next flood could be worse. Flood insurance covers all surface floods.

If your flooding problem is caused or aggravated by sewer backup, check out a sewer backup rider to your homeowner's insurance policy.

For flood insurance information, please contact the Floodplain Manager, Matthew R. Schmitz, at 730 First Terrace, Suite 2, Lansing, Kansas, at 913-727-5488; or Public Works at 727-2400. More information on flood risks and flood insurance may be found at www.floodsmart.gov.

Permits: Always check with the Community and Economic Development Department at 727-2400 or 727-5488 prior to beginning any improvements to find out if a permit is required.

Flood Safety: Do not walk through flowing water. Drowning is the number one cause of flood deaths, mostly during flash floods. Currents can be deceptive; six inches of moving water can knock you off your feet. If you must walk in standing water, use a pole or stick to ensure that the ground is still there.

Do not drive through a flooded area. More people drown in their cars than anywhere else. Don't drive into water covered roads or around road barriers; the road or bridge may be washed out.

Stay away from power lines and electrical wires. The number two flood killer after drowning is electrocution. Electrical current can travel through water. Report downed power lines to the power company or City emergency management office.

Have your electricity turned off by the power company. Some appliances, such as television sets, keep electrical charges even after they have been unplugged. Don't use appliances or motors that have gotten wet unless they have been taken apart, cleaned, and dried.

Look out for animals, especially snakes. Small animals that have been flooded out of their homes may seek shelter in yours. Use a pole or stick to poke and turn things over and scare away small animals.

Look before you step. After a flood, the ground and floors are covered with debris, including broken bottles and nails. Floors and stairs that have been covered with mud can be very slippery.

Be alert for gas leaks. Use a flashlight to inspect for damage. Don't smoke or use candles, lanterns, or open flames unless you know the gas has been turned off and the area has been ventilated.

As a public service, the city of Lansing will provide you with the following information upon request:

- Whether a property is in or out of the Flood Hazard Area (FHA) as shown on the current Flood Insurance Rate Map (FIRM) of the County.
- Additional flood insurance data for a site, such as the FIRM zone and the base flood elevation or depth, if shown on the FIRM.
- A handout on the flood insurance purchase requirement that can help people who need a mortgage or loan for a property in the SFHA.
- Copies of elevation certificates for new and substantially improved structures in the SFHA since 2004.
- Updated Flood Insurance Rate Maps as needed when revisions are made to the maps.
- Information for additional FIRM information, problems not shown on the FIRM, flood depth date, special flood related hazards, historical flood information, and natural floodplain functions.

If you would like to make an inquiry, please tell us the street address and, if available, the subdivision, lot and block number. We are open 8:00 a.m. to 5:00 p.m., Monday through Friday. Call us at the Department of Community and Economic Development, 913-727-5488, or drop by the office 730 First Terrace, Suite 2, Lansing, Kansas. There is no charge for this service.