

CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council

DATE: February 29, 2012

FROM: John McDonough, City Manager

AGENDA ITEM: Acceptance of Award and Budget Amendment to Increase City Budget for FEMA/GEMA Hazard Mitigation Grant Program Award

MEETING DATE: For Submission onto the March 6, 2012, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Resolution
Award Document
Property Owner Statements

APPROVAL BY CITY MANAGER: JFM APPROVED

_____ NOT APPROVED

PLACED ON AGENDA FOR: 3/6/2012

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: wkw

REMARKS:



TO: John McDonough, City Manager

FROM: Eden Freeman, Assistant City Manager

DATE: February 28, 2012 for Submission on March 6, 2012 City Council Agenda

ITEM: Acceptance of Award and Budget Amendment to Increase City Budget for FEMA/GEMA Hazard Mitigation Grant Program Award

Background:

At the December 15, 2009 City Council Meeting, Council directed staff to complete the application process necessary to apply for funding under the Federal Emergency Management Agency (FEMA) and Georgia Emergency Management Agency (GEMA) Hazard Mitigation Grant Program (HMGP). The HMGP program provides funding to state agencies and local government in the aftermath of a disaster to fund projects that reduce or eliminate the long-term risk to human life and property from the effect of natural hazards. Funds are awarded from FEMA, but managed in Georgia by GEMA.

Discussion:

FEMA has approved an additional award of \$1,759,096 with a federal share (75%) of \$1,319,322, state share (10%) of \$175,909.60 and local share (15%) of \$263,864.40. This award covers five additional properties determined to be *substantially damaged*. Each of the owners of the additional properties approved for purchase have voluntarily agreed to participate and understand that they are responsible for providing 15% of the cost of demolition and purchase. Documentation from each property owner attesting to their acceptance of this requirement is attached to this agenda item. The City will not provide the 15% local matching share, as it will be provided by the homeowners during the buyout process. The additional properties approved by FEMA are:

- 5201 Powers Ferry Road, NW, Sandy Springs, GA 30327-4635
- 145 North Mill Road, NW, Sandy Springs, GA 30328-1836
- 825 Windsor Parkway, NE, Sandy Springs, GA 30342-2805
- 835 Windsor Parkway, NE, Sandy Springs, GA 30342-2805
- 845 Windsor Parkway, NE, Sandy Springs, GA 30342-2805

Following acceptance of the additional funds, the City can begin immediate acquisition of the properties. However, three properties (825, 835 and 845 Windsor Parkway) cannot be demolished until FEMA completes the historic preservation review. At present, there is no projected timeline available from FEMA/GEMA on this step.

*City
Manager*

Alternatives:

Council could choose not to accept the award, leaving properties with frequent flood damage intact within the City's neighborhoods.

Financial Impact:

While there is no negative financial impact to the City in terms of providing match, there are other financial implications. As a reimbursement only grant, there is the potential for all cash flow to be impacted during the time period that funds are expended to purchase a property, submit for, and receive reimbursement from GEMA. Staff has been assured by GEMA that every effort will be made to process reimbursements in as short of a timeframe as possible. For reference, reimbursements for the six previously purchased properties have been processed by GEMA within 10 business days.

In addition, during the acquisition process, the City is required to pay for a property appraisal, any fees associated with negotiating the purchase price, property survey, Phase One Environmental survey and closing costs. While these costs are reimbursable under the grant, should the homeowner elect not to participate and withdraw from the process, the City would likely be responsible for the costs expended to that point. This is estimated to be no more than \$6,000 per property, for a total of \$30,000 for all five properties. The City is also responsible for the cost of staff time to administer the project which exceed the project management costs allowed in the grant of \$226,648.

Recommendation:

Staff recommends amending the City budget to add this grant to our FY2012 budget.

Attachment:

1. Award Document from GEMA
2. Property Owner Statements

STATE OF GEORGIA

COUNTY OF FULTON

A RESOLUTION TO AUTHORIZE AMENDING THE 2012 BUDGET FOR INCREASED FUNDING FOR THE ACQUISITION AND DEMOLITION OF FIVE ADDITIONAL FLOOD DAMAGED PROPERTIES

WHEREAS, The City of Sandy Springs received a grant award of \$1,759,096 from the Federal Emergency Management Agency/Georgia Emergency Management Agency with a federal share (75%) of \$1,319,322, state share (10%) of \$175,909.60 and local share (15%) of \$263,864.40 in February 2012.

WHEREAS, the local match for said funding will be provided by the individual homeowners during the acquisition process in the FY2012 and any subsequent Fiscal Year budgets.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA

That they do hereby authorize the Finance Department to increase the 2012 budget in the amount of \$1,759,096 for the grant award from the Federal Emergency Management Agency/Georgia Emergency Management Agency.

RESOLVED this 6th day of March, 2012.

Approved:

Eva Galambos, Mayor

Attest:

Michael Casey, City Clerk

EXHIBIT "A"

APPLICATION FOR FEDERAL ASSISTANCE

1. Type of Submission: <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		2. Date Submitted: 2/8/2010 3. Date Received by State: 1/15/2010 4. Date Received by Federal: 2/08/2010		Applicant Identifier: 1858-0006 State Application Identifier: HMGP-1858-0006 Federal Identifier: HMGP-1858-0006	
5. APPLICANT INFORMATION					
Legal Name: The City of Sandy Springs			Organizational Unit: The City of Sandy Springs		
Address: 7840 Roswell Road, Building 500 Sandy Springs, Georgia 30350			Name and telephone number of the person to be contacted on matters involving this application (include area code): Technical: Eden Freeman, Grants Administrator, 770-206-1418 Contractual: John McDonough, City Manager, 770-730-3050		
6. Employer Identification Number (EIN): 20-3767748			8. Type of Applicant (enter appropriate letter in box): <input checked="" type="checkbox"/> C] A. State B. County C. Municipal D. Special District E. Independent School District F. State Institution of Higher Learning G. Private University H. Other (List):		
7. DUNS Number: 619646040					
9. Type of Application: <input type="checkbox"/> New <input type="checkbox"/> Continuation <input checked="" type="checkbox"/> Revision If revision, enter appropriate letter(s) in box(es): [A] A. Increase Award B. Decrease Award C. Increase Duration D. Decrease Duration Other (list):			10.- Name of Federal Agency: FEDERAL EMERGENCY MANAGEMENT AGENCY		
11. Catalog of Federal Domestic Assistance Number: 97-039 Title: Hazard Mitigation Grant Program (HMGP)			12. Descriptive Title of Applicant's Project: Acquisition and demolition of 11 properties with the addition of 5 properties.		
13. Estimated Funding:			Remarks:		
Federal:		\$3,821,119			
Applicant:		\$ 764,224			
State:		\$509,482			
Local:					
Other:					
Total:		\$5,094,825			
14. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION ARE TRUE AND CORRECT, THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.					
Typed Name of Authorized Representative: John McDonough		Title: City Manager		Telephone Number: 770-730-5600	
Signature of Authorized Representative:				Date Signed:	
Signature of Approving Authority:		Title: GEMA Director		Date Signed:	

GEMA Form 150 April 1

City of Sandy Springs
Flood Hazard Mitigation Program Questionnaire

Property Owners Name: RILEY TERRACE LLC

Address: 5201 POWERS FERRY ROAD

30327

Phone Number (daytime): (404) 392-8327

E-mail Address: PPOURREZA@AOL.COM (FAX # (404) 303-8165)

Are you located in a Subdivision? If so, which one? NO

When was your home constructed? Day _____ Month _____ Year _____

Are you interested in having your home evaluated for acquisition? By checking the box below you understand the following:

*Please return questionnaire regardless of your interest by November 24, 2010. See return information below.

*Homeowner is responsible for 15% of the costs for acquisition and demolition.

Yes No (Check one)

If you are interested in participating in this program, please answer the following questions about your home:

1 – Building type (Please check one of the following):

- | | |
|--|--|
| <input checked="" type="checkbox"/> 1-story w/o basement | <input type="checkbox"/> 1-story w/ basement |
| <input type="checkbox"/> 2-story w/o basement | <input type="checkbox"/> 2-story w/ basement |
| <input type="checkbox"/> Split level w/o basement | <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Split level w/ basement | |

2 – Building use (Please check all that apply):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Primary residence | <input type="checkbox"/> Public Building |
| <input type="checkbox"/> Rental Property | <input type="checkbox"/> House of Worship |
| <input type="checkbox"/> Secondary Residence | <input type="checkbox"/> Multi-family |
| <input type="checkbox"/> Commercial Property | |

3 – Type of construction (Please check one of the following):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Wood Frame | <input type="checkbox"/> Concrete Block |
|--|---|

4 – Total square footage of Home (include heated or cooled areas only)

2000 ± square feet

5 – Are there any accessory or out buildings on the property?

No Yes If yes, describe: _____

If "Yes", are they attached or detached?

Attached Detached

6 – Foundation Type:

Slab on Grade Crawl Space Basement

7- Flood Insurance:

Is this property currently covered by Flood Insurance? No Yes

If yes, please provide a copy of your declarations page.

8 – History of Damages to the property (This is very important)

Please provide any information/documentation you have on past flood damage to your property. Information we need include Dates of the event(s), Description of damages, Depth of Flooding inside the home, Costs of repairs/replacements, and any supporting photographs or documentation. Feel free to attach additional pages as necessary.

Date	Description of Damage	Depth of Flooding	Cost of Repairs
	- FLOOR COLLAPSED - WALL INSIDE BRICK COLLAPSED		

Additional Comments –

Please provide any additional comments you feel would be helpful to this program

Return to: Attn: David Chastant
 City of Sandy Springs
 Stormwater Services
 7840 Roswell Road, Building 500
 Sandy Springs, GA 30350
 770-206-2578 (fax)
 770-206-2524 (phone)
 David.Chastant@sandyspringsga.org

City of Sandy Springs
Flood Hazard Mitigation Program Questionnaire

Property Owners Name: Elna J. (Rae) Sheetz + Douglas P. Sheetz

Address: 145 North Mill Rd. Sandy Springs, GA 30328

Phone Number (daytime): 404-218-1606

E-mail Address: josheetz@gmail.com

Are you located in a Subdivision? If so, which one? Rainbow Acres

When was your home constructed? Day _____ Month _____ Year 1972

Are you interested in having your home evaluated for acquisition?

*Please return questionnaire regardless of your interest by December 31, 2009. See return information below.

*Homeowner is responsible for 15% of acquisition and demolition cost.

Yes No

If you are interested in participating in this program, please answer the following questions about your home:

When was your home constructed? Day _____ Month _____ Year 1972

1 – Building type (Please check one of the following):

- | | |
|--|--|
| <input type="checkbox"/> 1-story w/o basement | <input type="checkbox"/> 1-story w/ basement |
| <input type="checkbox"/> 2-story w/o basement | <input type="checkbox"/> 2-story w/ basement |
| <input checked="" type="checkbox"/> Split level w/o basement | <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Split level w/ basement | |

2 – Building use (Please check all that apply):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Primary residence | <input type="checkbox"/> Public Building |
| <input type="checkbox"/> Rental Property | <input type="checkbox"/> House of Worship |
| <input type="checkbox"/> Secondary Residence | <input type="checkbox"/> Multi-family |
| <input type="checkbox"/> Commercial Property | |

3 – Type of construction (Please check one of the following):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Wood Frame | <input type="checkbox"/> Concrete Block |
|--|---|

4 – Total square footage of Home (include heated or cooled areas only)

4980 ? square feet - see attached documents

5 – Are there any accessory or out buildings on the property?

No Yes If yes, describe: _____

If "Yes", are they attached or detached?

Attached Detached

6 – Foundation Type:

Slab on Grade *and* Crawl Space Basement

7- Flood Insurance:

Is this property currently covered by Flood Insurance? No Yes

If yes, please provide a copy of your declarations page.

8 – History of Damages to the property (This is very important)

Please provide any information/documentation you have on past flood damage to your property. Information we need include Dates of the event(s), Description of damages, Depth of Flooding inside the home, Costs of repairs/replacements, and any supporting photographs or documentation. Feel free to attach additional pages as necessary.

Date	Description of Damage	Depth of Flooding	Cost of Repairs
6/16/03	Mud & water entered garage & 1st floor - destroying carpet and furniture - see photos	12"-in garage 5"-in home	14,500 -Bldg 3,318.53 -content <u>17,818.53*</u>
9/16/04	Mud & water entered garage & 1st floor - destroying carpet and furniture - did not replace carpet built 7" waterproof baseboard & concrete	~14"-garage 6"-home	12,338.84 -Bldg 5,272.11 -contents <u>17,610.95*</u>
9/21/09	Mud & water entered garage, 1st floor destroyed furniture and HVAC units, water heater, W/D. Damaged auto see photos + mold issues now	39"-garage 20"-home	62,021.55 -Bldg 20,085.75 -cont. <u>82,107.30*</u>
often	During heavy rains, backyard, driveway and garage floods Garage is routinely pumped out	12-18"-yard 3-5"-garage	

Additional Comments –

Please provide any additional comments you feel would be helpful to this program

* payments from ins. company - doesn't include ~~depre~~ depreciation or \$1000 deductible

Only minor flooding disclosed when purchased. Flooding increased after cluster homes built on corner of Brandon Mill & North Mill - smaller lots than zoning of area. Also strained storm water drain that empties into creek in front of home.

Return to: Katherine McLeod
3300 Highlands Parkway, Suite 255
Smyrna GA 30082
770-803-0668 (fax)

City of Sandy Springs
Flood Hazard Mitigation Program Questionnaire

Property Owners Name: DORIS HUFF

Address: 825 WINDSOR PKWY. N.E ATLANTA, GA. 30342

Phone Number (daytime): 404 255-1019

E-mail Address: _____

Are you located in a Subdivision? If so, which one? SANDY SPRINGS

When was your home constructed? Day _____ Month _____ Year 1960

It was built same year as Rachel Pimerson

Are you interested in having your home evaluated for acquisition? YES

*Please return questionnaire regardless of your interest. See return information below.

*Homeowner is responsible for 15% of acquisition and demolition cost.

Yes

No

If you are interested in participating in this program, please answer the following questions about your home:

1 – Building type (Please check one of the following):

- 1-story w/o basement *I have Living Room & Dining Rm combined.*
- 2-story w/o basement *Large Den, 3 bedrooms, Hall & 2 bathrooms*
- Split level w/o basement
- Split level w/ basement
- 1-story w/ basement
- 2-story w/ basement *2 Car, Carport & Utility Room.*

Mobile Home2 – Building use (Please check all that apply):

- Primary residence
- Rental Property
- Secondary Residence
- Commercial Property
- Public Building
- House of Worship

Multi-family 3 – Type of construction (Please check one of the following):

Wood Frame

Concrete Block 4 – Total square footage of Home (include heated or cooled areas only)

_____ square feet

5 – Are there any accessory or out buildings on the property?

No Yes If yes, describe: _____

If "Yes", are they attached or detached?

Attached Detached

6 – Foundation Type:

Slab on Grade

Crawl Space

Basement

7- Flood Insurance:

Is this property currently covered by Flood Insurance? No Yes

If yes, please provide a copy of your declarations page.

8 – History of Damages to the property (This is very important)

Please provide any information/documentation you have on past flood damage to your property. Information we need include Dates of the event(s), Description of damages, Depth of Flooding inside the home, Costs of repairs/replacements, and any supporting photographs or documentation. Feel free to attach additional pages as necessary.

Date	Description of Damage	Depth of Flooding	Cost of Repairs
9-1-1979			
2-2-1982			
7-16-89			
9-2-2009	Contaminated		204,800.
5-3-2010	Bldg.		182,752.00
3-14-90			
9-2-91			
7-23-97			
9-16-2004			

Additional Comments - I do not have all the information, most papers
Please provide any additional comments you feel would be helpful to this program were destroyed.

I have lived in my home since 1972. have
been flooded many times. It seems to be worse now
& more often. I do not think I can live there now
I am alone & older. If you can help me to sell it or any way
I would appreciate it.

Return to: Katherine McLeod
3300 Highlands Parkway, Suite 255
Smyrna GA 30082
770-803-0668 (fax)

Thank you.

City of Sandy Springs
Flood Hazard Mitigation Program Questionnaire

Property Owners Name: RACHEL L. PINSON

Address: 835 WINDSOR PKWY - SANDY SPRINGS, GA 30342

Phone Number (daytime): cell 404-626-6412

E-mail Address: NONE

Are you located in a Subdivision? If so, which one? No

When was your home constructed? Day _____ Month _____ Year ~ early 1960's

Are you interested in having your home evaluated for acquisition?

*Please return questionnaire regardless of your interest. See return information below.

*Homeowner is responsible for 15% of acquisition and demolition cost.

Yes No

If you are interested in participating in this program, please answer the following questions about your home:

1 – Building type (Please check one of the following):

- 1-story w/o basement ✓
- 2-story w/o basement
- Split level w/o basement
- Split level w/ basement
- 1-story w/ basement
- 2-story w/ basement

Mobile Home2 – Building use (Please check all that apply):

- Primary residence
- Rental Property
- Secondary Residence
- Commercial Property
- Public Building
- House of Worship

Multi-family 3 – Type of construction (Please check one of the following):

Wood Frame

Concrete Block 4 – Total square footage of Home (include heated or cooled areas only)

_____ square feet

5 – Are there any accessory or out buildings on the property?

No Yes If yes, describe: BLOCK STORAGE BLDG.

If "Yes", are they attached or detached?

Attached Detached

6 – Foundation Type:

Slab on Grade
Crawl Space
Basement

7- Flood Insurance:

Is this property currently covered by Flood Insurance? No Yes

If yes, please provide a copy of your declarations page.

8 – History of Damages to the property (This is very important)

Please provide any information/documentation you have on past flood damage to your property. Information we need include Dates of the event(s), Description of damages, Depth of Flooding inside the home, Costs of repairs/replacements, and any supporting photographs or documentation. Feel free to attach additional pages as necessary.

Date	Description of Damage	Depth of Flooding	Cost of Repairs
1978	Entire house and pool. Carpet, drapes, furniture no insurance - not available at that time	1 to 2 feet	?
9-1-1979	FEMA History since 1978 Entire house Building 14789.46 - contents 9313.43	1 foot ?	24103.09
2-2-1982	Minor seepage. We had built walls, flood gates for 3 openings. Contents 0 Building - Carpet 3565.50	4 to 6"	3565.50
7-16-1987	Minor seepage - Carpet 3301.12 - contents 0		3301.12

Rachel L. Pinson Flood History
835 Windsor Pleny.

Date	Description of Damage	Depth of Flood	Cost of repairs
3-17-1990	Seepage - Bldg 1581.94	Inches	1581.94
9-2-1991	Entire House + Pool Building 25999.94 Contents 9069.54	1 foot	35068.28
7-23-1998	Seepage only - had flood gates in + no contents damaged	Inches	2699.93
9-16-2004	Flood waters came thru the bedroom windows + storm windows Bldg 193711.79 Contents 34800.00	3'	22,511.79
9-21-2009	Terrible - entire house thru windows again - my son had to be moved quickly, he had ALS & died Feb 26, 2010 Building 148488.11 Contents 13632.53	2 1/2' to 3'	162,120.64
5-3-2010	No total cost yet	1 1/2'	

Additional Comments -

Please provide any additional comments you feel would be helpful to this program

I have owned this property for 40 years and feel cheated with the decision Sandy Springs has put me in. I am 86 and my neighbor Doris Huff is 91. She is alone.

Return to: Katherine McLeod
3300 Highlands Parkway, Suite 255
Smyrna GA 30082
770-803-0668 (fax)

According to the new flood map scheduled for approval by FEMA in 2011, this home will be in the "floodway" and not eligible for repairs after any future flooding. This makes the property useless for any residential purpose and should therefore, be acquired in this program.

City of Sandy Springs
Flood Hazard Mitigation Program Questionnaire

Property Owners Name: Gloria Font

Address: 845 Windsor Parkway, Atlanta, GA. 30342

Phone Number (daytime): 678-662-3378

E-mail Address: _____

Are you located in a Subdivision? If so, which one? _____

When was your home constructed? Day _____ Month _____ Year 1990

Are you interested in having your home evaluated for acquisition?

*Please return questionnaire regardless of your interest. See return information below.

*Homeowner is responsible for 15% of acquisition and demolition cost.

Yes No

If you are interested in participating in this program, please answer the following questions about your home:

1 – Building type (Please check one of the following):

- | | |
|---|---|
| <input type="checkbox"/> 1-story w/o basement | <input checked="" type="checkbox"/> 1-story w/ basement |
| <input type="checkbox"/> 2-story w/o basement | <input type="checkbox"/> 2-story w/ basement |
| <input type="checkbox"/> Split level w/o basement | <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Split level w/ basement | |

2 – Building use (Please check all that apply):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Primary residence | <input type="checkbox"/> Public Building |
| <input type="checkbox"/> Rental Property | <input type="checkbox"/> House of Worship |
| <input type="checkbox"/> Secondary Residence | <input type="checkbox"/> Multi-family |
| <input type="checkbox"/> Commercial Property | |

3 – Type of construction (Please check one of the following):

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> Wood Frame | <input checked="" type="checkbox"/> Concrete Block |
|-------------------------------------|--|

4 – Total square footage of Home (include heated or cooled areas only)

_____ square feet

5 – Are there any accessory or out buildings on the property?

- No Yes If yes, describe: heated and cooled System

If "Yes", are they attached or detached?

Attached

Detached

6 – Foundation Type:

Slab on Grade

Crawl Space

Basement

7- Flood Insurance:

Is this property currently covered by Flood Insurance? No Yes

If yes, please provide a copy of your declarations page.

8 – History of Damages to the property (This is very important)

Please provide any information/documentation you have on past flood damage to your property. Information we need include Dates of the event(s), Description of damages, Depth of Flooding inside the home, Costs of repairs/replacements, and any supporting photographs or documentation. Feel free to attach additional pages as necessary.

Date	Description of Damage	Depth of Flooding	Cost of Repairs

Additional Comments –

Please provide any additional comments you feel would be helpful to this program

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Smyrna GA 30082
770-803-0668 (fax)