

MITIGATING RISK IN FLOODPLAINS

**PENNSYLVANIA ENVIRONMENTAL COUNCIL
2012 STORMWATER CONFERENCE
SEPTEMBER 19, 2012**

**PRESENTED BY TIMOTHY J. ROGERS – SHALER TOWNSHIP
MANAGER**

**MITIGATING RISK IN FLOODPLAINS
TIM ROGERS – SHALER TOWNSHIP MANAGER**

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**HURRICANE FRANCES (SEPT 9, 2004) AND HURRICANE IVAN
(SEPT 17, 2004) – 8 DAYS APART**

HURRICANE IVAN WAS A 200+ YEAR EVENT

**SUBSTANTIAL FLOODING IN SHALER IN PINE CREEK AND
GIRTY'S RUN WATERSHEDS**

HOMES WITHIN 100-YEAR FLOODPLAIN SEVERELY AFFECTED

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**PINE CREEK – OUT OF BANKS,
SPREAD 100 FEET OVER ROUTE 8,
AT LEAST 3-4 FEET DEEP ON RT 8**

**REAR YARD OF HOME ADJ. TO PINE
CREEK – OFF OF RT 8**



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**DECLARATION OF DISASTER OPENED UP FUNDING STREAM
FOR HAZARD MITIGATION PROJECTS**

**SHALER TOWNSHIP APPLIED FOR \$1.7M TO PURCHASE 20
HOMES IN THE FIRST ITERATION OF THE PROJECT**

**PRE-FLOOD APPRAISALS OBTAINED. HOMEOWNER COULD
GET 2ND APPRAISAL AND NEGOTIATE WITHIN 10% OF
ORIGINAL APPRAISAL**

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**ALL TRANSACTIONS HAD TO BE VOLUNTARY SALES
AGREEMENTS – NO EMINENT DOMAIN**

**ALL BUT 2 OF THE FIRST 20 HOMES ACQUIRED AND
DEMOLISHED WERE IN THE FALL RUN FLATS SECTION OF
SHALER TOWNSHIP**

**SOME OTHER HOMEOWNERS WANTED TO SELL, BUT
APPRAISAL DID NOT MATCH REMAINING MORTGAGE**

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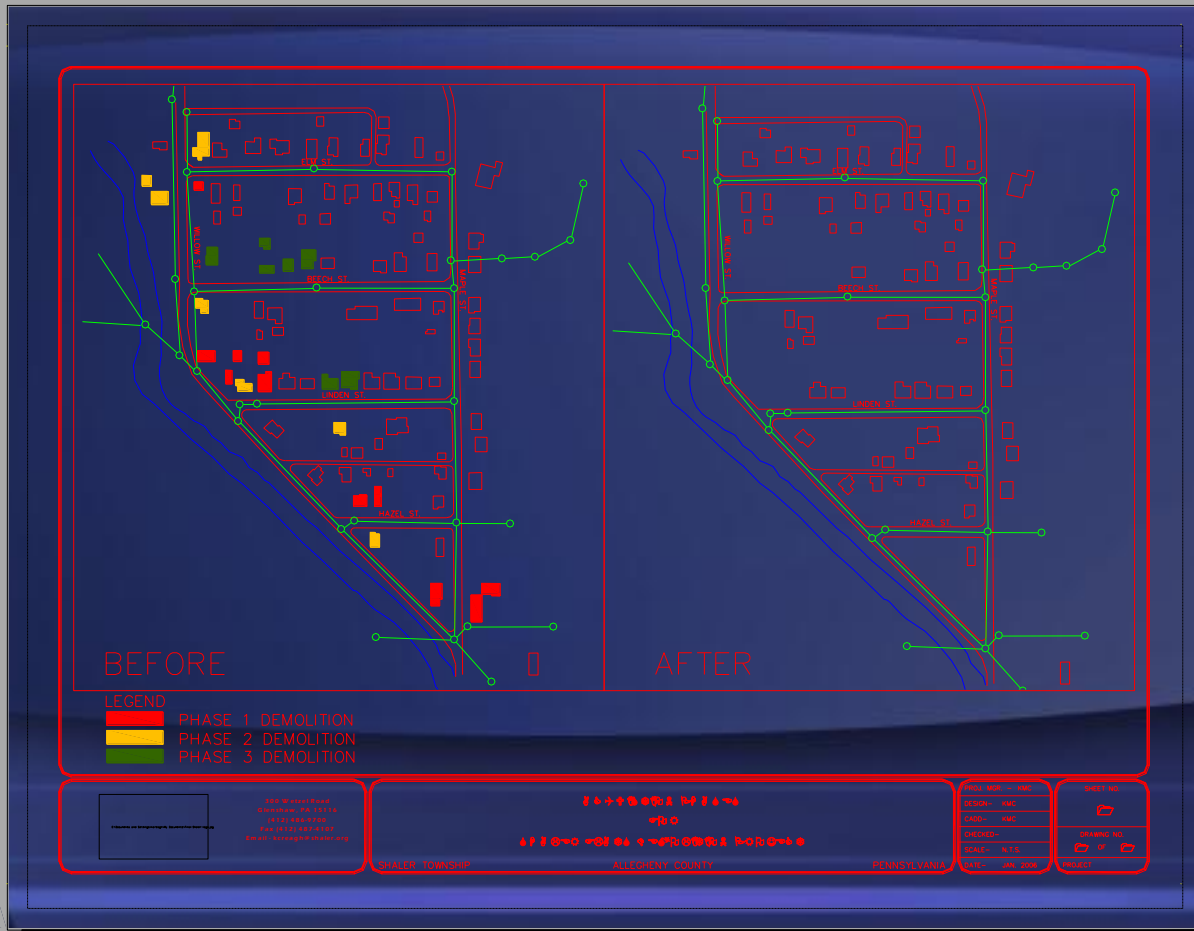
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**THE 20 HOMES WERE DIVIDED UP INTO 2 SEPARATE
DEMOLITION CONTRACTS SPREAD OUT A 6 MONTH PERIOD**



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**FOLLOWING A SEPARATE FLOODING EVENT IN EASTERN PA,
ADDITIONAL FLOOD MITIGATION MONIES WERE
APPROPRIATED**

**SHALER TOWNSHIP TOOK ADVANTAGE OF MONIES BY
AGREEING TO ACQUIRE AND DEMOLISH 24 ADDITIONAL
HOMES – ADDITIONAL \$2M IN FUNDING**

**10 OF 24 IN FALL RUN FLATS. OTHERS ADJACENT TO OTHER
STREAMS IN FLOODPLAIN AREAS**

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TOTAL FUNDING RECEIVED IN ALL 4 PHASES - \$3.7M

OVER 90% WAS SPENT ON PROPERTY ACQUISITION

IN TOTAL, 44 HOMES REMOVED FROM FLOODPLAINS

- 31 FALL RUN AREA**
- 7 BAUERSTOWN**
- 6 LITTLE PINE CREEK ROAD**

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TOWNSHIP OF SHALER

"BUY MY HOME PROGRAM"

PROJECT COSTS

	PHASE 1	PHASE 2	PHASE 3	PHASE 4	TOTAL
APPRAISALS	\$ 1,600.00	\$ 2,875.00	\$ 2,600.00	\$ 7,000.00	\$ 14,075.00
ACQUISITION	\$432,123.63	\$398,411.80	\$757,718.65	\$1,853,623.90	\$3,441,877.98
ENGINEERING	\$ 1,721.04	\$ 1,721.04	\$ 1,721.04	\$ -	\$ 5,163.12
ADVERTISING	\$ 396.08	\$ 396.08	\$ -	\$ 1,357.84	\$ 2,150.00
LEGAL	\$ 11,379.08	\$ 5,550.42	\$ 9,338.88	\$ 21,192.98	\$ 47,461.36
DEMOLITION	\$ 51,300.00	\$ 22,700.00	\$ 40,000.00	\$ 113,920.00	\$ 227,920.00
RELOCATION EXPENSES	\$ 5,250.00	\$ -	\$ -	\$ 5,250.00	\$ 10,500.00
TOTAL COST PER PHASE	\$503,769.83	\$431,654.34	\$811,378.57	\$2,002,344.72	\$3,749,147.46
FEDERAL FUNDS	\$377,827.37	\$340,436.66	\$608,533.93	\$1,501,758.54	\$2,828,556.50
STATE FUNDS	\$125,942.46	\$113,478.89	\$202,844.64	\$ 500,586.18	\$ 942,852.17
	\$503,769.83	\$453,915.55	\$811,378.57	\$2,002,344.72	\$3,771,408.67
ADMINISTRATION	\$ 11,075.40	\$ 9,078.31	\$ 8,536.93	\$ 31,023.45	\$ 59,714.09

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TOWNSHIP PERSONNEL INVOLVED WERE:

- TOWNSHIP MANAGER**
- ASSISTANT TWP. MANAGER**
- BUILDING INSPECTOR**
- FINANCE OFFICER**
- TOWNSHIP ENGINEER**
- ADMIN ASSISTANT**

**TOWNSHIP HIRED OUTSIDE CONSULTANT TO FINALIZE ALL
FINAL PAPERWORK FOR FEMA/PEMA**

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**FROM OCTOBER 2006 TO DECEMBER 2007, SHALER
TOWNSHIP ACQUIRED AND DEMOLISHED 44 HOMES IN
FLOODPLAIN AREAS**

**THESE AREAS ARE TOWNSHIP-CONTROLLED AND ARE TO
REMAIN AS GREEN SPACE FOR PERPETUITY**

**SHALER TOWNSHIP PUBLIC WORKS AND EMERGENCY
PROVIDERS NO LONGER HAVE TO PUMP OUT BASEMENTS,
CLEAN UP DEBRIS, OR EXCAVATE SLUDGE**

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TOWNSHIP NOW HAS 44 VACANT LOTS IN OUR NAME

**WORKED OUT MAINTENANCE AGREEMENTS WITH
ADJOINING HOMEOWNERS**

**NO STRUCTURE CAN BE PLACED ON LOT. ONLY GRAVEL, NO
CONCRETE PADS**

**WOULD BE COSTLY TO MAINTAIN GRASS IN-HOUSE OR
CONTRACTED**

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**OPEN FIELD IN FALL RUN
NEIGHBORHOOD – ONCE HAD 3
HOMES IN A ROW**



**RESIDENT OBTAINED ALT. FUNDING
SOURCE TO ELEVATE HIS HOME
ABOVE FLOODPLAIN**