

March 3, 2016

MAIL_NAME
MAIL_ADDR
MAIL_CITYSTZIP

Re: Flood Insurance Rate Map (FIRM) Review – 2016 Proposed
Federal Emergency Management Agency (FEMA)

Dear Property Owner:

The City of West Des Moines participates in the Federal Emergency Management Agency (FEMA) sponsored National Flood Insurance Program (NFIP) so that property owners within the City are eligible to purchase federally backed flood insurance. Lenders and insurance companies utilize the Flood Insurance Rate Maps (FIRMs) as a tool to analyze the risk of flooding to any individual property. FEMA is proposing to update the FIRMs for a significant portion of the City of West Des Moines. The proposed updated maps were prepared with the most current digital aerial mapping, allowing FEMA to more accurately predict areas that may be subject to flooding. As a result, several theoretical flood limit boundaries have shifted. City staff have reviewed the proposed FIRMs and believes that your property at the following location may be impacted (positively or negatively) by the new proposed flood limit boundaries:

PROP_ADDR
LEGAL_DESC

The new FIRMs are available for viewing on the City's website at www.wdm.iowa.gov. Click on the 'FEMA Flood Maps' link in the lower right corner of the main page. The website will allow you to either view the FIRMs using a map index or you can utilize the interactive mapping application. Additional information is also posted at <http://www.fema.gov/preliminaryfloodhazarddata>. Paper copies of the FIRMs are available for viewing in the Development Services Department (Suite 2D) at City Hall, 4200 Mills Civic Parkway.

Should you find that your property status has changed from earlier mapping or now is included in or near an area where there is identified flooding potential, you may want to consider contacting your insurance agent and/or your lender to discuss the flooding risks. If you believe your property is not subject to flooding, you may file an appeal with FEMA by contacting the City. It is important to note that the sole basis for such appeals is the possession of knowledge or information indicating that the proposed flood hazard determinations are scientifically or technically incorrect.

These proposed FIRMs have not been adopted yet by FEMA. The 90-day appeal period will end on May 31, 2016. Information on the appeal process and a list of frequently asked questions has been posted on the City's website. The City will also post any information received about a potential public meeting FEMA officials may hold in West Des Moines in the future.

If you have any questions or comments, please feel free to contact Jason Schlickbernd at (515) 222-3477 or Jason.Schlickbernd@wdm.iowa.gov.

Sincerely,



Duane C. Wittstock, P.E., L.S.
City Engineer