

# SEWARD/ BEAR CREEK FLOOD SERVICE AREA

## Regular Board Meeting Minutes

October 2, 2017

### A. CALL TO ORDER

A regular meeting of the Seward/Bear Creek Flood Service Area board was held on October 2, 2017, at Suite 122, SeaView Plaza, Seward, Alaska. Acting Chair Randy Stauffer called the meeting to order at 6:00 p.m.

### B. ROLL CALL

There were present:

#### BOARD MEMBERS

Randy Stauffer, Acting Chairman  
Jessica Gal

Robert Reisner  
Mark Ganser

Comprising a quorum of the flood service area board.

Also in attendance were:

Kenn Carpenter, Kenai Peninsula Borough Assembly Member  
Stephanie Presley, Service Area Program Lead  
Heather Cinereski, Service Area Secretary

### C. APPROVAL OF AGENDA (00:45)

MOTION TO APPROVE AGENDA: Reisner moved for approval of the agenda. Gal seconded.

Acting Chair Stauffer called for amendments to the agenda.

VOTE TO APPROVE AGENDA: Unanimous

### D. APPROVAL OF MINUTES (01:50)

#### I. September 18, 2017

MOTION TO APPROVE MINUTES: Gal moved for approval of the September 18, 2017 meeting minutes. Reisner seconded.

Acting Chair Stauffer called for additions, corrections or deletions to the minutes with one correction by Ganser. Change permit solutions to permanent solutions.

VOTE TO APPROVE MINUTES AS AMENDED: Unanimous.

### E. REPORTS & PRESENTATIONS (03:20)

#### I. Kenai Peninsula Borough All Hazards Mitigation Update

- a. Brenda Ahlberg reports that Mary Tolle is with her on the phone and the intent of this call is to bring to attention the time line of the All Hazards Mitigation Plan update. The plan must be updated every five years and it is to identify hazards across the borough that, as well as action items or potential mitigation projects that could be completed under different type of funding sources, which also could include a federal application. The federal applications cannot be done unless there is an update in place. For the purpose of the board, the local Hazard Mitigation Plan, in my list of the borough overall plan, we should consider a time for the application to be submitted to FEMA by October of next year.

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- b. The second purpose of her call is to introduce the board to the possibility of making application for pre-disaster mitigation grants that would supplement a cost of a contractor, either in whole or in part, to update the local mitigation plan.
- 2. **Kenai Peninsula Borough**  
**Stephanie Presley, Service Area Coordinator** reported
  - a. On the US Army Corps of Engineers Section 205 project at the top of Salmon Creek, Staff is still waiting on the Corps to schedule a pre-construction meeting and will layout the timeline for construction activities, and begin to notify people in the neighborhood.
  - b. The Kwechak Creek embankment restoration project, south of Bruno Road bridge, was completed last week. Metco was awarded the contract for \$16,900. They pushed material from the channel 8-10 feet deep and rebuilt the gravel embankment about 8 feet tall, and 10 feet wide. Staff completed a change order for \$1,640 to clear the channel downstream of the work of sediment. The middle of the floodplain, as it spreads out is where the creek deposits the material picked up upstream and there was and still is a large mound of gravel. So an effort was made to clear out some of that and direct the flows to the main channel downstream. Staff will look at an additional project for your approval next spring.
  - c. On the Clear Creek channel and embankment restoration project, all permits have been received for work this fall and the request for quotes will go out this week.
  - d. The work group for the Seward Airport Improvement Project met via teleconference today to go over decisions made for the preferred alternative. As was expected, alternative 2.2 has been selected, which is the decommissioning of the long runway and the extension and move to the east of the short runway. The position paper is laid down for your information. The last page is a conclusion summary. The airport layout plan and complete report can be found on the State Department of Transportation website. The next steps are to begin the design and impact analyses for the preferred alternative. The project team is hoping for a bid-ready project by April 2019.
  - e. Staff attended the Northwest Regional Floodplain Manager's conference in sunny Seaside, Oregon last week. There were many good presentations and some boring ones. Of interest was an update on the Pierce County Habit and Flood Capacity Creation project that Staff updated you on last year. They too have a sediment management issue and are looking to remove approximately 40,000 cubic yards of gravel from dry channels along the river. Through the planning process, they have had to incorporate fish habitat creation with woody debris and side channels into their sediment management pilot project. The project began in 2011 and they are hoping to apply for permits this year.
  - f. Also of interest was a presentation by Anchorage based NOAA/ National Geodetic Survey about the vertical datum used worldwide for surveys, including the Flood Insurance Rate Maps and elevation certificates. Here in Alaska, with sea level rise, and rapid rising of the land masses, the datum can change on a weekly basis. One example in Juneau shows a rise of two centimeters annually. NGS has started to get the word out to professionals that they will be modernizing the vertical datum to NAPGD 2022.

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- This will be a GPS based system that will allow for the dynamic changes in the earth's elevations. Staff spoke of the need for benchmarks for surveyors here in the area and she recommended having University students come down to set marks to be added to the blue book for their senior projects. Staff will be in touch regarding this possibility.
- g. Staff hopes to get the slides for a few of the presentations to share with the board, including one on the "Coastal Squeeze" impacts.
  - h. The Service Area has received about three inches of rain in the last twenty-four hours. The Salmon Creek embankment north of Clear Creek has eroded the very tail end of the curve and is running into the trees and starting to flow down the abandoned channel. This area may be able to be patched before the gravel removal happens in Clear Creek. The board still has about \$20,000 in the 2017 embankment restoration fund. Staff would expect the repair to be a few thousand dollars.
  - i. Sawmill Creek has jumped the bank just above the top section of our project site. This was a spot Staff has been watching since our project. The creek had a small braid running along the side of the creek and through the trees that had branched off about 1,000 feet above the project site, so it was unable to be patched at that time. With the high water events this fall, the creek has migrated and now the main channel is running directly into the eroded area. So far the water is in the trees, but will head toward Nash Road soon. Staff will check it again in the morning and contact CIRI for a permit. Again, this is one of the four sites in the 2017 embankment restoration fund.
  - j. Blaine Bardarson has contacted the office and let the board know he has closed on the Wagner parcel on Salmon Creek. Mr. Bardarson has begun cleanup of the property and is interested in working with the board and State Department of Transportation (DOT) on sediment removal. Staff will follow up with him in the coming months.
- F. **PUBLIC COMMENTS – LIMIT 3 MINUTES (28:45)**  
Acting Chair Stauffer called for public comment with none offered.
- G. **BOARD'S RESPONSE TO PUBLIC COMMENTS (28:55)**  
Acting Chair Stauffer called for public comment with none offered.
- H. **CORRESPONDENCE & REVIEW OF PAYMENT REQUESTS (29:00)**  
There was no action taken on this item.
- I. **PERMITS FOR REVIEW (29:10)**  
**I. KRC 12030 Rodney Roemmich Jr**  
MOTION TO COMMENT: of no objection, but should look into getting a good flood insurance policy. Gal seconded.  
AMMENDMENT TO MOTION: Reisner moved to contact the River Center with a letter stating that there was water in this area in the last few months and would recommend building at a higher elevation. They would also like to comment on the foundation. There is worry about a slab on grade foundation. Maybe it could be built differently; possibly it should be built on poles. They would also like to comment that they highly recommend purchasing flood insurance.  
VOTE ON MOTION: Unanimous

# SEWARD/ BEAR CREEK FLOOD SERVICE AREA

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### J. UNFINISHED BUSINESS (37:50)

#### I. 2017 Flood Protections Funding

MOTION TO INVITE MAYOR TO WORK SESSION: Gal made a motion to have Staff invite the Mayor to the work session on October 16<sup>th</sup> to discuss 2017 Flood Protection Funding further. Reisner seconded.

VOTE ON MOTION: Unanimous

### K. NEW BUSINESS (56:35)

#### 1. Establish SBCFSA FY18 State Capital Improvement Project Requests

MOTION TO SUBMIT FY18 STATE CAPITAL IMPROVEMENT PROJECT REQUESTS  
Reisner made a motion to continue the Seward/Bear Creek Flood Service Area Box Canyon flood control project as well as the Bridge Conveyance Phase 1. Gal seconded.

VOTE ON MOTION: Unanimous

#### 2. Establish October Work Session Topic

MOTION TO ESTABLISH OCTOBER WORK SESSION TOPIC: Gal made a motion to set Flood Protection Funding & Sediment/Mass Wasting Study as the October work session topic. Reisner seconded.

VOTE ON MOTION: Unanimous

### L. INFORMATIONAL ITEMS AND REPORTS (01:01:10) (No action required)

1. Mitigations' Value to Society Fact Sheet—FEMA
2. Reminder: KPB/Municipal Election October 3, 2017

### M. PUBLIC COMMENT – LIMIT 3 MINUTES (01:03:10)

Acting Chair Stauffer called for public comment.

Acting Chair Stauffer told Mr. Schiff that in Staff's report that Mr. Bardarson, his neighbor, had completed acquisition of the land and had begun cleanup. Mr. Schiff responded that he had seen him working on it. Mr. Bardarson has taken the vehicles out, and the big pile of burned out junk was gone. There is still a way to go, but he does not have any more unwanted neighbors.

### N. BOARD COMMENTS (01:04:05)

Acting Chair Stauffer called for board member comments.

Board Member Ganser commented that he was glad to be able to join from a distance.

Board Member Gal commented thank you to the public and thank you to Mrs. Ahlberg and Mrs. Toll for the good news about the grants application coming through. Thank you to Staff.

Board Member Reisner commented thank you to everyone that showed up, and in particular our staff. They do a fine job and too often as not, they hardly hear too much said about it. It was nice to hear what Mrs. Ahlberg had to say about our staff.

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Acting Chair Stauffer commented that there had quite a bit of rain over the last month, he thought there was only about four days in the month of September that it had not rained. He stated he has traveled around a bit last week and did not see any areas that looked like they were emerging situations. So he would like to attribute some of that to the work that has been done by the board and Staff. Acting Chair Stauffer would like to think that the board is getting on top of some of the problem areas and the mitigation efforts are helping in these times of heavy rain cycles. He hopes that these statements do no jinx it. He hopes to get the mayor here for the work session and would like all the board members to come up with some possible scenarios for what the board can do for emerging situations. There are and have been many opinions on what the boards position is on these emerging situations. The last situation on Bruno Road could have possibly been averted had the board had the ability to spend some money quickly. Staff was aware of the eminent breach there and spent almost the entire weekend working, so the board actually did spend money/funds because of the overtime. Everyone remember to vote tomorrow!

O. **ADJOURNMENT (01:08:03)**

MOTION TO ADJOURN: Reisner moved to adjourn the meeting. Ganser seconded.

VOTE ON MOTION: Unanimous.

With no further business to come before the board, Acting Chair Stauffer adjourned the meeting at 7:10 pm.

The next regular board meeting is scheduled for Monday, November 6, 2017 at the Sea View Plaza Building, Suite 122 at 6:00 pm.

The next board work session is scheduled for Monday, October 16, 2017 at the Sea View Plaza Building, Suite 122 at 6:00 p.m.

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Secretary

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Date of Approval

**From:** [Ahlberg, Brenda](#)  
**To:** [eathey@cityofseward.net](mailto:eathey@cityofseward.net); [Walden, Scott](#); [Presley, Stephanie](#); [Bacon, Connie](#); [Jim McCracken](#)  
([rycampak@ptialaska.net](mailto:rycampak@ptialaska.net)); "LowellPt"  
**Cc:** [Navarre, Mike](#); [jhunt@cityofseward.net](mailto:jhunt@cityofseward.net); [Long, Ron](#); [Best, Max](#); [Toll, Mary](#)  
**Subject:** SBCFSA - 2019 LHMP update  
**Date:** Monday, October 09, 2017 4:11:03 PM

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Greetings all:

The Seward Bear Creek Flood Service Area will be updating their Local Hazard Mitigation Plan (LHMP), which encompasses the City of Seward as well as the unincorporated communities of Lowell Point and Bear Creek.

Today, I submitted an intent to apply form, initiating the grant application process for the "Pre-Disaster Mitigation" grant program (PDM). Under PDM, planning funds are available with no match requirement to update LHMPs. The grant will come in the form of a cooperative agreement whereby the State Division of Homeland Security would hire a contractor to complete the update. His/her charge will be to provide technical assistance to the LHMP planning team, to host the public meetings, to revise the 2013 LHMP based upon outputs set by the local planning team. The planning team would consist of borough, service area, city and non-government representatives.

I confirmed with the State today that the City would not need to file a separate grant application. What is also of interest is that the State may be able to acknowledge the City's participation as meeting its requirement to have an all hazard mitigation plan. The key would be formal representation, participation, city-specific outputs and adoption of the LHMP update once completed.

In closing, it is my understanding that award notification will be released "early spring 2018," which means an aggressive timeline to complete the LHMP by October 2018. We can do it! I hope that you are as excited as I am, as I believe that it will be a great collaborative effort that will result in benefits to our residents.

Please don't hesitate to contact me if you have questions.  
Happy Monday!

Smiles, B

**Brenda Ahlberg**

Community & Fiscal Projects Manager  
KPB IMT-III Public Information Officer

Kenai Peninsula Borough  
144 N. Binkley St., Soldotna Alaska 99669  
907-714-2153 office  
907-714-2377 fax  
907-231-6505 mobile



# Multi-Agency Permit Application



# RIVER CENTER

Please answer all questions completely.

## Applicant Information:

Name: FRANK BIHLMAN  
Owner? ☒ Yes ☐ No

Mailing Address:  
(permits will be mailed to this address)  
P.O. Box 2782  
SEWARD AK

Phone (Home/Work): \_\_\_\_\_  
Cell Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

## Agent Information:

Name: \_\_\_\_\_

Mailing Address:  
P.O. Box 2782  
SEWARD

Phone (Home/Work): 907 224 3304  
Cell Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_

E-Mail: frank\_bihlman@hotmail.com

## Project Location:

Please complete all information including the legal description of the property or site location. This information can be found on your tax bill or by visiting the KPB Assessing Department website at [www.borough.kenai.ak.us/assessingdept/default.htm](http://www.borough.kenai.ak.us/assessingdept/default.htm).

Waterbody Name: CLEAR Creek

River Mile: 8 ☐ Right or ☐ Left bank (looking downstream)

Subdivision: NA Lot: NA Block: \_\_\_\_\_

Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section: \_\_\_\_\_

KPB Parcel Number: 14402002 Physical Address: 12034 Celestial ST

Directions to the site: Red CABIN on East side of  
Celestial St.

## Please Complete the Following:

1) This activity is a: ☒ new project ☐ modification, addition, repair, or replacement to an existing project

2) What is the purpose of this project? PLACING Fill

## Multi-Agency Permit Application – Page 2

3) Provide a detailed description of your entire project and all related activities. Attach additional pages if needed.

**Please be sure that your description contains all of the following:**

- ☐ The location and dimensions of all existing and proposed development, including buildings, roads/driveways, pathways, building pads, accessory structures, and fill, as well as the location of any water bodies.
- ☐ The type(s) and amount(s) of fill material to be used for the project. Include the location/source of the fill material.
- ☐ The measurements of all new development, including platforms, walkways, structures, and bank restoration techniques. Please include measurements from water bodies and lot lines.
- ☐ The area and volume of material to be dredged and the location of the disposal site.
- ☐ A description of the waterbody, including wetlands to be filled. Include the types and volumes of each type of fill material.
- ☐ A description of construction methods and types of equipment to be used.
- ☐ If you are withdrawing water from a waterbody, a description of water use including location, methods of withdrawal, rate of withdrawal, and the total quantity of water required.
- ☐ If fuel storage is required for your project, indicate the location, quantities, and types of fuel.
- ☐ If vegetation or trees must be cleared as a result of your project, indicate the location, amount, and type of vegetation to be cleared.
- ☐ The type(s) and amount(s) of material that will be excavated for the project. Include the location the excavated material will be placed.

PIF RUN clean River Rock from  
METCO to Build A 40" x 30"  
MOUND RAISES up 20" approximately  
on the North East section of property.

4) Proposed project start date: Oct 25 Proposed project end date: Oct 25

Estimated number of actual construction days: 1

5) If this project is within the limits of an incorporated city, please indicate city: \_\_\_\_\_

6) Is the project located within 50 feet of ordinary high water (OHW) or mean high water (MHW) of a stream or waterbody?  
☐ Yes ☒ No ☐ Not sure where OHW or MHW line is



### Multi-Agency Permit Application – Page 3

7) Does any portion of the project cantilever or extend over the OHW or MHW of the stream or waterbody?  
☐ Yes ☒ No ☐ Not sure where OHW or MHW line is

8a) Does any portion of the project extend below the OHW or MHW of the stream or waterbody?  
☐ Yes ☒ No ☐ Not sure where OHW or MHW line is

8b) Will a structure (e.g., culvert, bridge support, dike) be placed below OHW, MHW, or High Tide Line (HTL) of the waterbody?

☐ Yes ☒ No

9) Will material be extracted or dredged from

☐ Floodplain of a river, lake, or ocean

NA

☐ Tidal or non-tidal waters

If you checked one of the above boxes, what type of material? \_\_\_\_\_

What amount of material? \_\_\_\_\_

Where will the material be deposited? \_\_\_\_\_

10) Will material (including spoils, debris or overburden) be deposited in a

☒ Mapped floodplain or velocity zone of a river, lake or ocean

☐ Tidal or non-tidal waters

If you checked one of the above boxes, is the fill temporary ☐ or permanent ☒?

If temporary, how long will it be in place? \_\_\_\_\_

What type of material is it? RIVER ROCK

Amount? 50 CU YDS

Identify the location(s) of any deposited material on the attached top-view site plan drawing.

11) What is the surface area (in acres) that would be filled, excavated, or dredged of any waters, including areas below the HTL or MHW of tidal waters, below the OHW of non-tidal waters and/or wetlands adjacent to tidal or non-tidal waters? 300 sq FT

12a) List all motorized equipment to be used in this project, including access route to site and any stream or waterbody crossings:

Dump truck for deliveries, Bobcat to  
carry & spread

12b) How long will motorized equipment be used below OHW, MHW, or the HTL? NA

13) Are there any threatened or endangered species that may be affected by the proposed work or that utilize the designated critical habitat that may be affected by the proposed work? ☐ Yes ☒ No If yes, list all species: \_\_\_\_\_

## Multi-Agency Permit Application – Page 4

14) Are there any historic properties that may be affected by the proposed work? ☐ Yes ☒ No If yes, state which property or properties may be affected and/or attach a vicinity map including the location of the historic property or properties.

15) Is any portion of the work already complete? ☐ Yes ☒ No If yes, describe the completed work:

16) Will utility systems, including water, electric, gas, etc. be developed? ☐ Yes ☒ No If yes, describe:

### Application Checklist

☒ Are pages 1 through 4 completely filled out? If a question does not pertain to your activity, write 'N/A'

☒ Did you include a detailed project description?

☐ Did you complete the Top View & Elevation/Side View drawings? Be sure to review the instructions for site plans and make sure all relevant information is included.

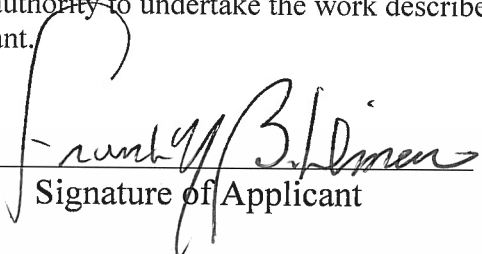
☐ Did you include your permit fee (if applicable)? If your project is within State Park Boundaries or cantilevers over a State Park (which includes the Kenai River) a \$100 fee is required at the time of application. Make checks payable to 'State of Alaska.' If you are not certain if a fee is required, contact State Parks at the River Center at (907) 714-2470.

☐ Did you sign your application? If you have designated an agent to work the agencies on your behalf, they must also sign the application.

Is this project under consideration for a USFWS Cost Share Project? yes or no

Application is hereby made for a permit or permits to authorize the work described in this application form. I certify the information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

X

  
Signature of Applicant

Oct 16 2017  
Date

If you designated an agent, both the applicant and agent must sign this application.

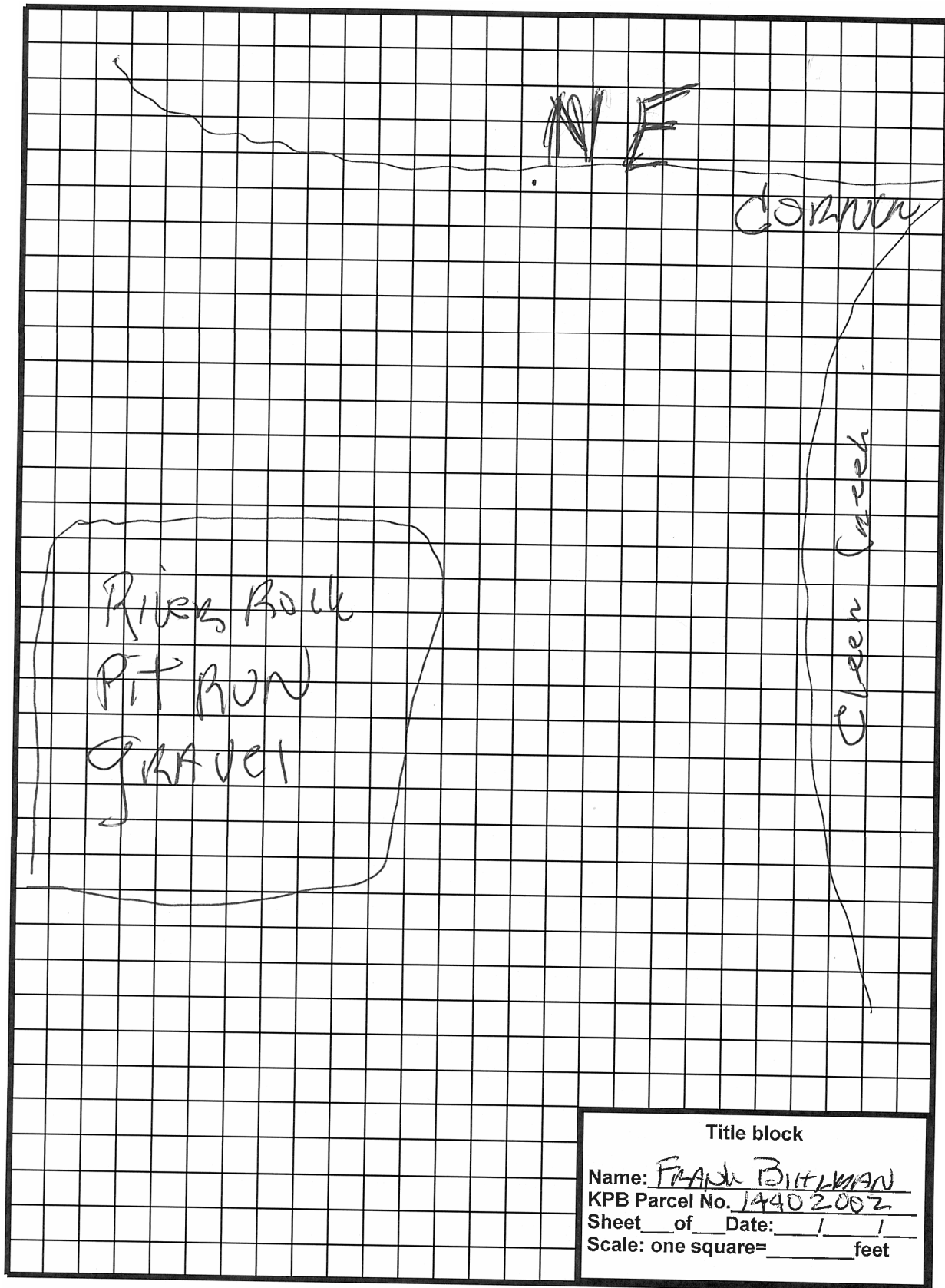
X

\_\_\_\_\_  
Signature of Agent

\_\_\_\_\_  
Date

Page 5

# SITE PLAN: TOP VIEW



# SITE PLAN: ELEVATION OR SIDE VIEW

Pit Row gravel 20'

## Title block

Name: Frank Polman  
KPB Parcel No. 14402002  
Sheet      of      Date:      /      /       
Scale: one square =      feet

Additional Comments or Descriptions:

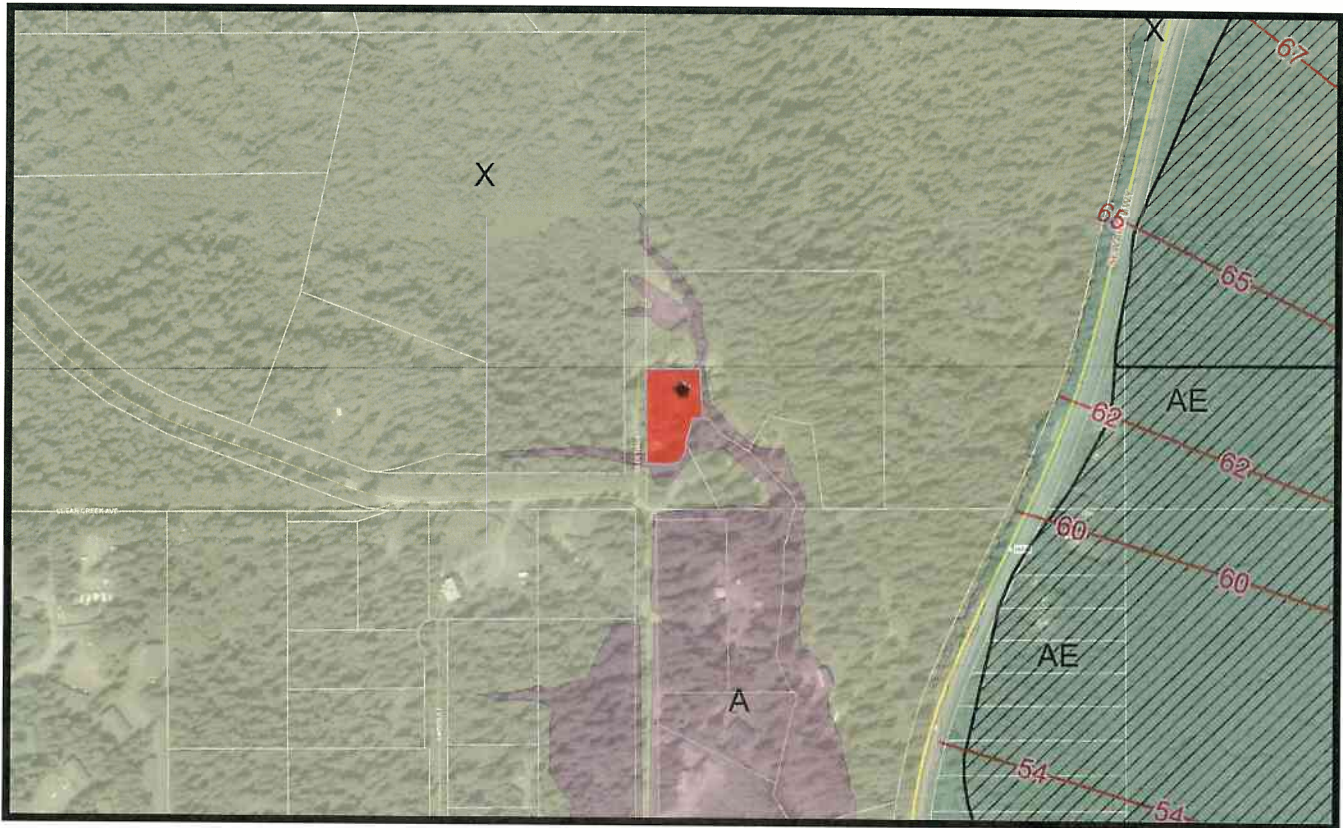


## PARCEL REPORT

10/16/2017 10:58

PARCEL ID: 14402002

Total Acreage: 0.80



### LEGAL DESCRIPTION:

T 1N R 1W SEC 22 SEWARD MERIDIAN SW POR SW1/4 OF SE1/4 OF SE1/4

<b>LAND VALUE:</b>	\$22,400	<b>ASSESSED VALUE:</b>	\$26,800
<b>IMPROVEMENT VALUE:</b>	\$4,400	<b>TAXABLE VALUE:</b>	\$0

### OWNER:

BIHLMAN FRANK N  
PO BOX 2782  
SEWARD, AK 99664

The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.





## **KENAI PENINSULA BOROUGH**

144 North Binkley Street • Soldotna, Alaska 99669-7520

Toll-free within the borough: 1-800-478-4441, Ext. 2150

**PHONE:** (907) 714-2150 • **FAX:** (907) 714-2377

[www.mayor.kenai.ak.us](http://www.mayor.kenai.ak.us)

**Mike Navarre**  
**Borough Mayor**

October 23, 2017

Bear Creek Fire Service Area Board Members  
Anchor Point Fire and EMS Service Area Board Members  
Kachemak Emergency Service Area Board Members  
Seldovia Recreational Service Area Board Members  
Seward-Bear Creek Flood Service Area Board Members

*Re: Appointed vs. elected service area board members*

Dear Service Area Board Members:

The Kenai Peninsula Borough is one of the few boroughs in the state — if not the only one — with elected service area boards. Unfortunately, elected service area boards create significant administrative burdens, especially during municipal elections, and I believe the elected seats may dissuade residents from serving on the boards. This letter is to inform your board of these issues and request that your board consider transitioning from an elected to an appointed board.

### **Service area board ballot splits**

The Kenai Peninsula Borough has one of the most complicated election processes in the state. In this month's municipal election, the borough clerk's office managed 26 different ballots for Kenai Peninsula voters. Voters must receive the correct ballot that allows them to vote only on the issues and candidates within the specific geographic region where they reside. Due to the numerous elected service area boards in the borough, there are multiple "service area splits" within voting precincts, requiring more than one ballot even within the same precinct. Though most candidates for service board seats ran unopposed, the borough clerk still had to prepare and administer separate ballots within the same precinct. The vast majority of service area board candidates (88 percent in the past 17 years) ran unopposed, and approximately 20 percent of positions were filled by appointment after the election because no candidate filed for the office.

The precincts split by service area boundaries are:

Anchor Point - 4 ballots  
Diamond Ridge - 3 ballots  
Kasilof - 2 ballots

Ninilchik - 2 ballots  
Salamatof - 3 ballots  
Seldovia/Kachemak Bay - 4 ballots  
Tyonek - 4 ballots

In addition, some voter precincts are also split by borough assembly district, further compounding the confusion and number of ballots required.

It is not difficult to quantify the administrative burden caused by these service area splits. If the borough did not have service area board splits this year, the voter pamphlet would have been 20 pages shorter. The clerk's office produces 25,000 voter pamphlets for each election. Switching to appointed boards would have saved more than \$4,000 in printing costs alone. However, printing costs are only one small element of the problems these splits cause. One of the most significant impacts is the extensive staff time required to process questioned and absentee ballots.

### **Processing questioned and absentee ballots**

For every absentee ballot, election officials must determine which service area and assembly district the voter resides in. Election officials then have to determine which ballot the voter is entitled to receive. The Canvass Board then has to repeat the exact same process in its audit of the election. If a voter received a ballot for the wrong area, a facsimile ballot has to be created in order to allow only the correct portions of the ballot to count. This year, a two-person team of the Canvass Board had to go through that process for more than 250 ballots, one ballot at a time.

### **Ability to fill seats**

Historically, there have been numerous vacant seats for service area boards, as well as seats where only one person filed to run for office. Frequently, boards must be filled by appointment because no candidates filed for election. Along with significant savings in administrative costs, switching to appointed boards could, I believe, increase public interest in serving as a board member. Residents may be willing to volunteer time to serve on a board, though they would be wary of participating in a campaign and navigating the election process requirements.

Appointed boards could actually result in more candidates; and the public would be able to provide input on multiple occasions during this process. This may result in an appointment process that allows the public more choices than unopposed elections. Appointed boards have functioned well for the road service area and throughout many other service areas in the state.

### **Transitioning to an appointed board**

I ask that you consider passing a resolution requesting that your service area board be transitioned to an appointed board. The appointment process is a public process in which the service area recommends candidates, the mayor appoints a candidate, and the assembly confirms the appointment. The public would be able to provide comments during all phases of this process. Historically, Kenai Borough mayors have always followed service area board appointment



recommendations. In the past 17 years, over the course of four different mayoral administrations, every candidate recommended by the service area board has been appointed.

In 2012, the borough assembly considered transitioning all of the service area boards to appointed boards. At the time, the ordinance under consideration would have changed every service area board in the borough. While this would have been the most financially beneficial, not all boards were in support of the transition. The Anchor Point Fire and Emergency Service, Central Kenai Peninsula Hospital, Seldovia Recreational Service and Kachemak Emergency Service boards recommended approval by unanimous consent, while the Nikiski Fire Service and North Peninsula Recreation Service boards opposed the ordinance.

We recognize that each service area board is different in its ability to identify and recruit new members to serve. As such, we request that the boards individually consider if transitioning to an elected board makes sense for them at this time, and forward that request to the administration for consideration. This letter was sent to your board because you historically do not have multiple candidates run for a position, and because your board supported the transition when it was last considered.

Thank you for your time and consideration. Please contact Borough Clerk Johni Blankenship for more information at 714-2162 or [jblankenship@kpb.us](mailto:jblankenship@kpb.us).

Sincerely,



Mike Navarre  
Mayor

cc: Service area fire chiefs  
Scott Walden, Director, Office of Emergency Management, Kenai Borough  
Stephanie Presley, Program Lead, Seward-Bear Creek Flood Service Area

**KENAI PENINSULA BOROUGH**  
**APPLICATION FOR APPOINTMENT - SERVICE AREA**

This form must be completed in its entirety or the application will not be validated. Corrections must be initialed.

**GENERAL INFORMATION**

(Please Print or Type)

I, REGAN SCHWERTFEGER, am a qualified voter and declare myself to be a resident and applicant for nomination to the office of:

SEWARD BEAR CREEK Flood Service Area **SERVICE AREA**

**SEAT** A

**RESIDENCY INFORMATION**

My current physical residence address is: 32926 VINEWOOD LANE #4

I have been a resident of the Kenai Peninsula Borough since: 2014

and a resident of the service area in which I am seeking office since: 2014

My full mailing address is: PO BOX 1134 SEWARD AK 99664

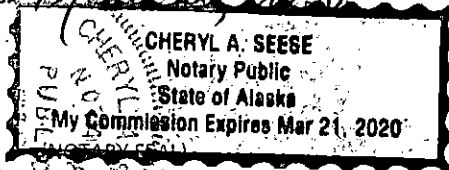
**CERTIFICATION**

I, the undersigned, certify that the information in this Application for Appointment is true and complete and that I meet the specific residency and citizenship requirements of this office. I further certify that I shall meet the age requirements upon taking the oath of office, if appointed.

Subscribed and sworn to before me this 21<sup>st</sup> day of September, 2017.

Cheryl A. Seese  
 Signature of Notary Public

My commission expires: March 21, 2020



X [Signature]

**CANDIDATE'S SIGNATURE**

907 887 3660

HOME PHONE - WORK PHONE - FAX NO.

In order to verify your voter registration status, please provide one of the following identifiers:

Social Security No.

104 DEC 1990 #0428

Voter No.

13903593

Email: (Optional)

**FOR OFFICE USE ONLY**

RECEIVED IN KPB CLERK'S OFFICE:

DATE:

TIME:

BY: WJR

VERIFIED: 10/26/17

D/P: 29-100

APPLICATION FORWARDED TO: ☒ MAYOR'S OFFICE

☒ SERVICE AREA BOARD

10/26/17

SERVICE AREA BOARD:

☐ RECOMMENDED APPOINTMENT  
☐ NOT RECOMMENDED

MAYOR:

☐ RECOMMENDED APPOINTMENT  
☐ NOT RECOMMENDED

CONFIRMED BY ASSEMBLY:

☐ LETTER MAILED TO APPLICANT:

**Return completed application to one of the following locations:**

**Office of the Borough Clerk, 144 N. Binkley Street, Soldotna, AK 99669**  
**KPB Homer Annex Office, 206 E. Pioneer Street, Homer, AK 99603**  
**KPB Seward Annex Office, 302 Railway Ave., Suite 122, Seward, AK 99664**

**From:** [KenaiCoastalPMR@starr-team.com](mailto:KenaiCoastalPMR@starr-team.com) on behalf of [RSCX](#)  
**To:** [Presley, Stephanie](#)  
**Subject:** Risk MAP Project Quarterly Report for Kenai Peninsula Borough, Alaska  
**Date:** Friday, October 27, 2017 6:37:51 AM

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Greetings,

My name is Matt Witosky and I am part of the Kenai Peninsula Borough Risk Mapping, Assessment, and Planning (Risk MAP) Project Team, working with the Strategic Alliance for Risk Reduction (STARR II), a contractor for the Federal Emergency Management Agency (FEMA). This email is being sent to you as a status update for work completed on this project as of October 25, 2017. Detailed status updates like this are sent quarterly and include the overall project status, changes to the scope or schedule of the project, and a detailed overview of the individual technical tasks associated with the project.

#### **Project History:**

FEMA is responsible for preparing Flood Insurance Rate Maps (FIRMs) that delineate flood hazard zones and Base Flood Elevations (BFEs) in the United States. Because of the importance of understanding the nation's coastal flood risk, FEMA has initiated coastal flood risk studies for the populated coastline as part of its [Risk MAP](#) effort. Through the Risk MAP effort, FEMA is updating the nation's coastal [Flood Insurance Studies \(FISs\)](#) and [FIRMs](#), where appropriate, and publishing new FIRMs in densely populated areas that were not previously mapped. For more information, please visit <https://www.fema.gov/coastal-flood-risks-achieving-resilience-together>.

The State of Alaska identified the Kenai Peninsula Borough as a priority for FEMA's Risk MAP program. The State determines its priorities based on population at risk to hazards, recent events, and community interest. FEMA, State, and Local stakeholders participated in a Risk MAP Discovery Meeting held March 2, 2011 where community concerns were identified. These concerns were captured in the Risk MAP Discovery Report and delivered to the communities in the borough. After the Discovery Meeting, community concerns were researched and analyzed, in order to develop a scope of work that includes multi-hazard risk assessment products and updates to the communities' regulatory flood maps based on community-identified resilience needs.

#### **Project Milestones and Deliverables**

<b>Meeting/Deliverable</b>	<b>Point of Contact</b>	<b>Actual/Projected Date</b>
Risk MAP Discovery Meeting	Tom Tufts	March 2, 2011
Flood Study Kick-Off Meeting	Tom Tufts	July 23-26, 2012
Flood Risk Review Meeting (FRR)/Draft Maps	Tom Tufts	August 27-28, 2013
Preliminary DFIRM/FIS Release	Tom Tufts	June 13, 2014
Consultation Coordination Officers (CCO) Meeting	Ted Perkins	September 9-11, 2014
Public Meeting/Workshop	Ted Perkins	September 9-11, 2014
Appeal Period Starts	Matt Witosky	1 <sup>st</sup> Start: January 28, 2015 2 <sup>nd</sup> Start: August 12, 2015
Appeal Period Ends	Matt Witosky	1 <sup>st</sup> End: April 28, 2015 2 <sup>nd</sup> End: November 10, 2015
Letter of Final Determination	Matt Witosky	April 20, 2016
Draft Multi-Hazard Risk Report	Cynthia McCoy	October 6, 2016
Maps and FIS become Effective	Ted Perkins	October 20, 2016
Risk MAP Resilience Workshop	Cynthia McCoy	August 22-24, 2017
Delivery of Final Risk Report and Risk Assessment Database	Cynthia McCoy	November/December 2017*

*\*All projected dates are subject to revision as the project progresses.*

#### **Recent Activity**

The flood study has concluded and went effective on October 20, 2016.

FEMA and the State held a webinar to review the data and results of the Risk Report on August 14, 2017. In

addition, three Resilience Workshops were held on August 22, 23, and 24, 2017 in Seward, Soldotna, and Homer, respectively.

### **Next Steps**

The Risk Report and Risk Assessment Database are anticipated to be finalized in November/December 2017. The Risk Report will address the comments that were received and incorporate issues and actions discussed during the three Resilience Workshops, along with relevant recommended strategies in the Areas of Mitigation Interest.

Additional information on this project including the project area and Risk MAP contacts can be found online at:

[http://www.starr-team.com/starr/RegionalWorkspaces/RegionX/Kenai\\_Coastal/SitePages/Home.aspx](http://www.starr-team.com/starr/RegionalWorkspaces/RegionX/Kenai_Coastal/SitePages/Home.aspx)

*NOTE: If you have trouble downloading or are prompted for credentials when clicking the file name on the website, cancel the prompt and instead right-click the file name and choose "Save As" or "Save Target As".*

### **General Information**

If you have questions about this Risk MAP project, please contact the State Risk MAP Coordinator, Sally Russell Cox, [sally.cox@alaska.gov](mailto:sally.cox@alaska.gov), (907) 269-4588.

The STARR II Region X Help Desk is another resource available to answer project-related questions. STARR II staff will route and research your question, and respond within three business days. Submit your questions via email, the address is [RegionXHelpDesk@starr-team.com](mailto:RegionXHelpDesk@starr-team.com).

If you want to keep up with what's happening around Region X, get project status updates, or learn about upcoming events and training opportunities, subscribe to the Region X monthly newsletter. For more information or to subscribe, email [rxnewsletter@starr-team.com](mailto:rxnewsletter@starr-team.com).

Current and past issues of the newsletter, project status updates, announcements, upcoming events, and training opportunities are also available online at the STARR II website, [www.starr-team.com](http://www.starr-team.com) (shortcut link: <http://j.mp/starrrxnews>).

I hope you found this status update email helpful. If you would like to be removed from the distribution list, or if you feel there is someone that should be added to the list, please reply to this email. If you have any questions, or if there is information that you would like to see in future updates, please feel free to contact me by phone or email. My contact information is below.

Sincerely,

**Matt Witosky**  
Project Manager

### **STARR II - Strategic Alliance for Risk Reduction**

5565 Centerview Drive, Suite 107  
Raleigh, NC 27606  
Tel: (919) 532-2308  
Fax: (919) 851-8393  
[matt.witosky@stantec.com](mailto:matt.witosky@stantec.com)

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#### **This message was sent by RSCX to the following:**

Alex Fonteyn - Risk MAP and CTP Project Lead - State of Alaska  
Amanda Siok - Mitigation Planner - FEMA Region X RAB  
Aurora Lehr - Government Affairs - FEMA Region X  
Ben Wagner - Assistant Engineer - Division of Mining, Land & Water, Alaska Department of Natural Resources  
Brent Nichols - State Hazard Mitigation Officer - State of Alaska  
Brian Gabriel - Mayor - City of Kenai  
Bryan Zak - Mayor - City of Homer  
Bryr Harris - Floodplain Administrator - Kenai Peninsula Borough  
Charlie Cobb - Dam Safety Engineer - Division of Mining, Land & Water, Alaska Department of Natural Resources  
Chelsea Kahn - Community Engagement Specialist - Resilience Action Partners  
Crane Johnson - Senior Hydrologist - Alaska - Pacific River Forecast Center - NOAA  
Cynthia McCoy - Risk Analyst - FEMA Region X RAB  
De Anne Stevens - Geologist - State of Alaska  
Donna Glenz - FPA, Planner - City of Seward  
Dotti Harness-Foster - FPA, Planning Technician - City of Homer

## Inside this Issue

- 1** Featured Training
- 1** Upcoming Training
- 2** Online Training Calendar

Strategic Alliance for Risk Reduction  
FEMA Region 10 Service Center  
20700 44<sup>th</sup> Avenue West, Suite 110  
Lynnwood, Washington 98036  
(425) 329-3699

# News from Region 10

## Featured Training

**Mitigation Planning  
Coffee Break Series:  
Addressing Social  
Equity / Vulnerable  
Populations through  
Natural Hazards  
Mitigation Planning**



October 27, 2017  
10am-11am

Throughout the development and implementation of a community's natural hazards mitigation plan, there are opportunities to recognize key equity issues. For example, did the plan recognize the need to remedy the potential inequity of poorer populations being exposed to more hazardous locations, as an outcome of their lower incomes rather than of conscious choice? Planning teams are responsible for ensuring the public engagement process reaches all populations in the community, and criteria is established so that mitigation strategies are designed to meet the needs of underserved populations.

Join the FEMA Region 10 Mitigation Planning Team for examples and resources to improve inclusiveness in your community's mitigation planning process. Guest Speakers will include Jonna Papaefthimiou (ACIP) Planner with City of Portland, who used an Equity Analysis Screening tool to review mitigation strategies in their 2015 plan update; Himanshu Grover (AICP), Co-Director of the Institute for Hazard Mitigation and Planning, University of Washington, who will discuss the opportunities for communities to address social equity through the mitigation planning process.

CECs available for ASFPM CFMs. Registration is free, and required. Visit <http://j.mp.starronlinetraining>.

## Ask the Help Desk

The FEMA Region 10 Service Center is here to help local community officials and stakeholders with technical, training, mitigation, and mapping questions. Send your questions to [RegionXHelpDesk@starr-team.com](mailto:RegionXHelpDesk@starr-team.com).

## Upcoming Training

### Floodplain Development Permit Review

October 12, 2017  
9am-10am

The first in a two-part series, this hour-long online training will highlight eight basic steps to reviewing development inside the Special Flood Hazard Area (SFHA). This is beginner training, and is recommended for those who are new to the role of floodplain administrator.

CECs available for ASFPM CFMs. Registration is free, and required. Visit <http://j.mp/starronlinetraining>.

### Inspecting Floodplain Development

October 12, 2017  
10:30am-12pm

The second in a two-part series, this ninety minute online training will highlight special considerations for plan reviewers and building inspectors when evaluating and inspecting development inside the Special Flood Hazard Area (SFHA).

*Continued on next page*

**RiskMAP**  
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**Inspecting (cont.)**

This includes the basic concepts and terminology, minimum construction standards (from the I-Codes), and conducting inspections.

CECs available for ASFPM CFMs. Registration is free, and required. Visit <http://j.mp/starronlinetraining>.

**Newsletter Ideas?**

Want to spread the word about an upcoming event or recent success story? Let us know what you want to see in future issues! Articles can be up to 500 words and may include pictures. Email [RXNewsletter@starr-team.com](mailto:RXNewsletter@starr-team.com).

**Online Training**

(All times Pacific)

**Floodplain Development Permit Review**

October 12, 9 am

Online – 1 CEC

**Inspecting Floodplain Development**

October 12, 10:30 am

Online – 1 CEC

**CRS: Introduction to CRS**

October 17, 10 am

Online – 1 CEC

**CRS: Developing a Program for Public Information (PPI)**

October 18, 10 am

Online – 1 CEC

**Elevation Certificates**

October 26, 10 am

Online – 2 CEC

**Addressing Social Equity/Vulnerable Populations through Mitigation Planning**

October 27, 10 am

Online – 1 CEC

**Integrating Natural Hazard Mitigation Plans into Local Comprehensive Plans**

November 17, 10 am

Online – 1 CEC

**Informing Recovery through Mitigation Planning**

December 8, 10 am

Online – 1 CEC

To register for online courses, visit STARR's training site online at [j.mp/starronlinetraining](http://j.mp/starronlinetraining), or email [RXTraining@starr-team.com](mailto:RXTraining@starr-team.com).

# RiskMAP

Increasing Resilience Together



# Why Federal Flood Program Is Sinking Deeper Into Debt: CBO Report

By Andrew G. Simpson | September 5, 2017



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The federal flood insurance program is on a course to continue falling deeper in debt, even when there is no catastrophic storm like Katrina or Harvey.

The National Flood Insurance Program (NFIP) is currently on a path that will lead to a shortfall of \$1.4 billion because its method for setting premiums has underestimated how much its claims will cost by about \$1.1 billion and also because legislated surcharges are about \$300 million shy of what's needed to cover premium discounts given to certain properties, according to the Congressional Budget Office (CBO) report, [National Flood Insurance Program Financial Soundness and Affordability](#).



Also, according to part of the analysis that could draw political interest along geographic lines, under the NFIP's current structure, policyholders living in inland counties are subsidizing policyholders in coastal counties, particularly in southeastern and Gulf Coast states.

The CBO report was written before Hurricane Harvey hit Texas and Louisiana. It was issued as Congress is returning to Washington to consider reauthorization of the flood program along with billions in disaster aid for victims of Hurricane Harvey

For this report, CBO analyzed roughly 5 million policies in effect on August 31, 2016, which it said approximate the policies currently in place. CBO's estimate of expected claims accounts for low-probability, high-cost events, such as Hurricane Harvey. As a result, CBO says its estimate is "probably greater than actual costs would be in a typical year, although lower than costs could be in the aftermath of a catastrophic storm" such as Harvey.

“Some costs associated with coastal policies are covered by higher premiums paid by inland counties.”

CBO estimates that the NFIP faces \$5.7 billion a year in costs while bringing in only about \$4.3 billion in revenues. NFIP collects about \$3.3 in premiums and about \$1 billion in surcharges and fees a year.

Using commercially available computer predictive models, CBO estimates expected actual claims costs to be about \$3.7 billion a year, which is \$1.1 billion more than the program's administrator, the Federal Emergency Management Agency (FEMA), projects using its own method of analyzing historical data.

Of the total costs of \$5.7 billion in CBO's analysis, \$3.7 billion covers claims, \$1.1 billion goes to private insurers and brokers for their selling and servicing of policies, about \$200 million is for salaries, about \$200 million is for flood plain mapping, \$200 million is for mitigation grants, and \$300 million is for interest payments on the \$24.6 billion debt NFIP owes the Treasury.

On top of the claims cost discrepancy, CBO said the rest of the NFIP's \$1.4 billion shortfall is due to a \$300 million gap between discounted rates for certain policies and the money from surcharges created to help cover the costs of those discounts. The discounts are mainly for properties built before the development of flood insurance rate maps (FIRMs) and are meant to prevent hardship on homeowners that might cause some to not buy coverage.

## Coastal Counties

CBO examined the contributions of coastal and inland counties to the \$1.4 billion difference between NFIP's total expected costs and premiums and concluded that the overall NFIP shortfall is largely caused by underpricing in coastal counties, which account for three-quarters of all NFIP policies nationwide.

"The agency estimates that the shortfall for the NFIP program as a whole stems largely from premiums falling short of expected costs in coastal counties, rather than in inland counties," CBO says. "Although some coastal counties generated surpluses and some inland counties contributed to the aggregate shortfall, on the whole, coastal counties generated a shortfall that was greater than the aggregate shortfall, and inland counties generated a small surplus."

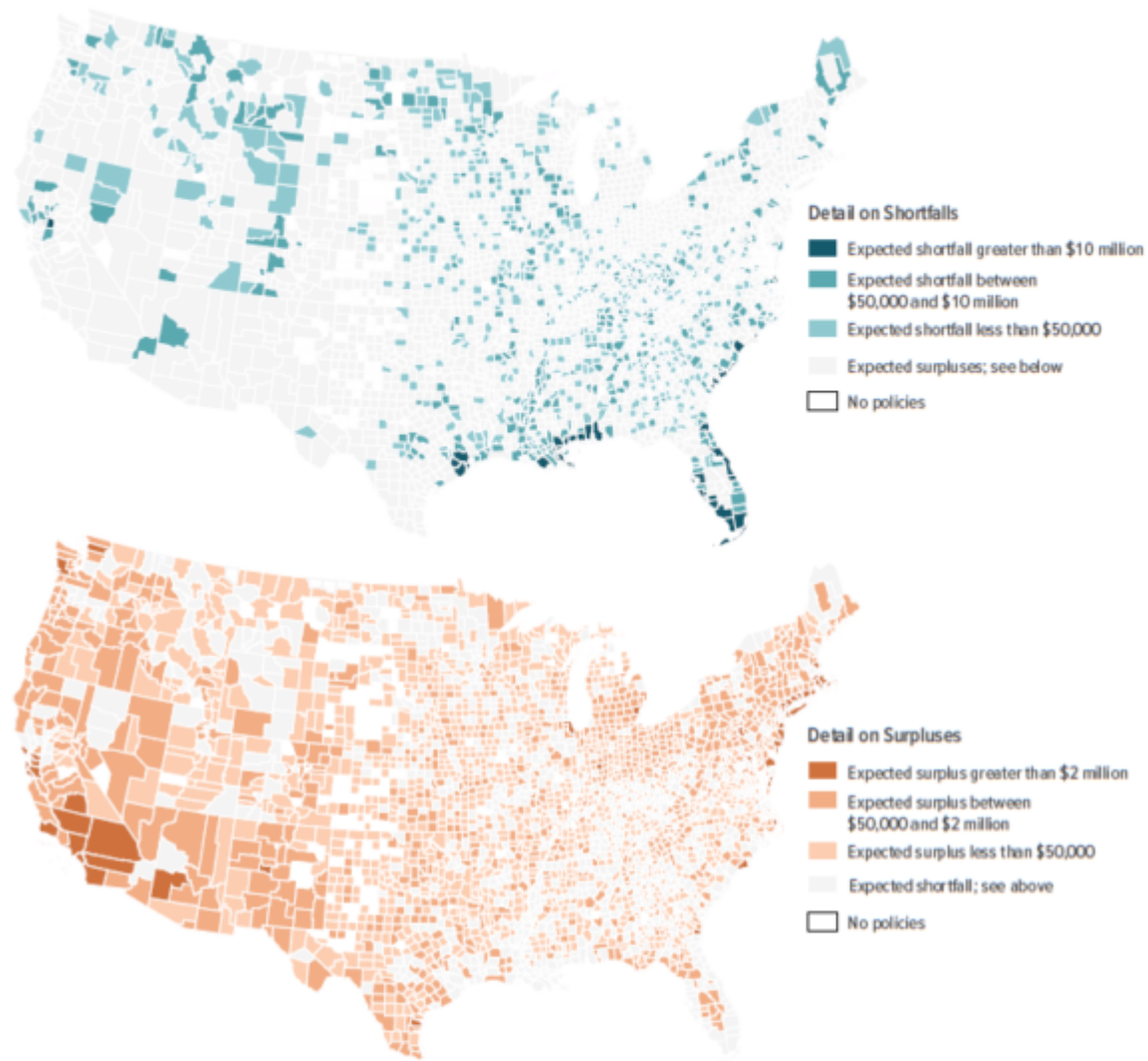
CBO says the difference between coastal and inland counties is influenced by two factors: subsidies built into the NFIP and FEMA's rate-setting system, both of which favor coastal policyholders.

"The result is that most policyholders whose property is at risk of wave damage from storm surges do not pay premiums that cover their expected costs. Instead, the additional expected costs from wave damage are spread broadly among the NFIP's policyholders, resulting in a cross-subsidy from inland counties (on average) to coastal counties: That is, some of the expected costs associated with coastal policies are covered by higher premiums paid by policyholders in inland counties," the study says.

The fact that premiums on policies for most homes in coastal areas do not cover the expected cost of wave damage from storm surges is important. Storm surge, the report notes, is a significant contributor to flood losses. Over the past 35 years, hurricane-related storm surges have been responsible for 37 percent of claims, followed by inland flooding primarily from rivers, lakes and ponds at 36 percent. Hurricane-related rain (16 percent), tropical storms (5 percent), and nor'easter coastal storms that typically affect the northeastern and mid-Atlantic states (2 percent).

The NFIP had a shortfall in about one-fourth of all 2,984 counties that CBO analyzed; the program had a surplus in the rest of the counties. For most counties, the difference between premiums and expected costs was small. The net shortfall measured over all coastal counties was \$1.5 billion, whereas the net surplus measured over all inland counties was \$200 million.

## NFIP Expected Shortfalls and Surpluses, by County



But CBO also found that out of 823 counties with a total of \$2 billion in shortfall, 33 of them showed a shortfall of more than \$10 million, or nearly 90 percent of the \$2 billion total. These 33 counties, which are located mostly along the southeast coast and the Gulf of Mexico, had both large numbers of policies (41 percent of all NFIP policies) and high average shortfalls per policy (\$840, compared with \$220 for the 790 counties with smaller shortfalls).

The surpluses also were geographically concentrated, although not as much as the shortfalls. CBO estimates that 59 counties with surpluses of more than \$2 million accounted for roughly 60 percent of the \$600 million total from all 2,161 counties with surpluses. Those 59 counties, mainly located along the northeast and west coasts, contained 16 percent of all NFIP policies. Their average surplus per policy was \$480 compared with \$280 for the roughly 2,100 counties with smaller surpluses.

## Affordability Assessment

CBO also assessed the NFIP's affordability for policyholders. Comparing premiums with household income from census data, it found:

- The median annual premium for residential NFIP coverage is \$520.
- Most of the premiums—specifically, the central two-thirds of the distribution around the median of \$520—are between \$420 and \$1,330.
- The median value of the ratios of census tracts' median premium to median household income is 0.8 percent; the central two-thirds of the ratios fell in the range of 0.5 percent to 1.5 percent.
- Premiums differed somewhat by type of residence. The median premium for condominiums (one-fourth of the total) was about 15 percent lower than the median premium for single-family non-condominium homes (\$440 per year versus \$520 per year). Those differences reflect generally lesser coverage for condominiums.
- Within the subset of single-family non-condominium residences, premiums tended to be significantly lower for primary than for non-primary residences. The median annual premium was \$450 for primary single-family residences (56 percent of all residential policies); it was \$740 for non-primary single-family residences (19 percent of all residential policies). Of that difference of \$290, \$225 can be attributed to lower fees for primary residences as the surcharge to help cover the costs of discounted rates (primarily for pre-FIRM properties) is \$25 for policies that cover primary homes and \$250 for policies that cover non-primary homes and non-residential properties.

## Authority Expires; Harvey Aid

Insured losses, including for flooding, from Hurricane Harvey are still being tabulated. Data analytics firm CoreLogic has projected home flood insurance losses from Harvey running between \$6.5 billion and \$9.5 billion. Hurricane Katrina resulted in more than \$15 billion in flood insurance losses in Louisiana and Mississippi.

The current authorization for the NFIP expires in less than four weeks on Sept. 30. If Congress does not reauthorize it by that date, it will still be able to pay claims from funds on hand, but it will not be able to borrow additional funds, renew policies or issue new ones.

Congressional lawmakers returning to Washington this week are not in agreement on what to do about the NFIP. Some have said Harvey is a reason to press for program reforms now while others have called for a straight reauthorization, leaving reforms for another day.

Under current law, FEMA can borrow up to \$30.4 billion from the Treasury to operate the NFIP. The agency owes the Treasury \$24.6 billion, leaving \$5.8 billion in remaining borrowing authority. The program was forced to borrow heavily to pay claims for Hurricanes Katrina, Rita, Wilma and Sandy. It also borrowed \$1.6 billion in January 2017.

Lawmakers also have President Trump's request for close to \$8 billion in aid for victims of Harvey to consider.



## Reform Approaches

The CBO report closes with a discussion of a dozen approaches that lawmakers could consider to “make the program more solvent, align premiums with risks, or keep rates low.” They include:

- *Improve solvency* by increasing premium income from policyholders in general, reducing the use of discounted rates, or increasing the share of costs borne by certain categories of policyholders or by taxpayers generally;
- *Better align premiums with risks* by reducing the use of subsidies, including discounted rates and cross-subsidies (in which some policyholders are charged rates that are higher than their expected claims so that other policyholders can pay rates that are lower than their expected claims), or by adjusting premiums to better reflect underlying risk factors;
- *Keep costs low for some policyholders* (perhaps while raising them for others) by targeting subsidies to low-income policyholders, shifting costs to taxpayers, or adjusting premiums to reflect the value of insured properties.

*Source: Congressional Budget Office (CBO) report, **National Flood Insurance Program Financial Soundness and Affordability***

### Related:

- [Milliman: Florida, Louisiana and Texas Would Benefit from Private Flood Insurance](#)
- [Flood Insurance Looks Like One Area of Bipartisan Agreement](#)
- [Better Data, Models Expand Private Flood Insurance Opportunities: Actuaries](#)
- [PBS/NPR Documentary Adds to Criticism of Private Insurers, FEMA Over Profits on Flood Insurance](#)
- [As Congress Eyes Flood Insurance Renewal, Private Markets Get Ready](#)
- [Reports Advise How to Make Flood Insurance Affordable](#)
- [National Flood Insurance Program Secures \\$1 Billion in Reinsurance for 2017; 25 Reinsurers Participate](#)