

Albany-Dougherty
Pre-Hazard Mitigation Plan 2015
Section IV. Natural Hazard – Flood
2020
Annual Progress Report

Prepared by
Planning & Development Services
City of Albany, Georgia

December 2020



2018 Drainage Pond, Radium Springs Golf Course Area. Photo by Dougherty County Public Works

**ALBANY-DOUGHERTY
PRE-HAZARD MITIGATION PLAN 2015
Section IV. Natural Hazard – Flood
ANNUAL PROGRESS REPORT
2020**

Purpose of Annual Progress Report

The current Albany-Dougherty Pre-Hazard Plan, adopted in 2016, includes Section IV. Natural Hazard – Flood. For external consistency between plans, mitigation activities for flood hazard appearing in Section IV. Natural Hazard – Flood of the Pre-Hazard Plan mirror activities listed in the previous 2014 Flood Hazard Mitigation Plan. A five-year update of the Albany-Dougherty Pre-Hazard Plan is underway.

The City of Albany and Dougherty County participate in the National Flood Insurance Program (NFIP) through the Community Rating System (CRS) Program, which enables property owners in the city and county to obtain flood insurance. The City joined the CRS Program in 1993 and the County joined in 1992.

Ratings in the NFIP Community Rating System are the result of various ongoing mitigation activities and public education. These efforts have resulted in lowering the cost of flood insurance in the city and county. The City of Albany is a Class 7; a 15% discount in the high risk zone and a 5% discount in the lower risk zones. Dougherty County is a Class 6; a 20% discount in the high risk zone and a 10% discount in the lower risk zones.

A requirement in the annual recertification process for the CRS Program is to monitor, evaluate, and update the mitigation actions recommended in an applicable Plan. This review is to be presented in an Annual Progress Report made available to the public. The review year begins on October 1st of each year and runs through September 30th of the following year. The information in this report presents the progress made within this referenced time period on specific mitigation actions proposed in Section IV. Natural Hazard – Flood of the Pre-Hazard Mitigation Plan 2015.

IV. NATURAL HAZARD - FLOOD

A. Mitigation Goals - Dougherty County has suffered repetitive flood damage in a number of major flood incidents; 1994, 1998 and 2009 events resulted in tens of millions of dollars in property damage and the County remains prone to future Flooding hazard. This Plan's mitigation goals are avoidance and protection. Through an informed public and the enforcement of floodplain management, we will reduce the community's risk to people, property/ environment, and the economy from future flooding.

B. Range of Mitigation Options

1. Structural and non-structural mitigation - The Albany Dougherty Pre-Disaster Mitigation Committee has identified structural and non-structural mitigation measures to ensure that the community adequately addresses all relevant flood issues. Reducing the level of vulnerability (mitigation) requires our elected officials, City/County administrators, and the public to be fully integrated into the flood management process in order to coordinate efforts during stages of flood preparation. This may require modification or adoption of local ordinances/codes to provide guidance and regulations to manage flood mitigation at the County level. Dougherty County must coordinate with region and state officials and other municipalities who share our common hazard flooding. Albany and Dougherty County officials shall enforce both local regulations/restrictions and state emergency orders. Although not an official policy, Albany/Dougherty County has a "Best Management Practice" regarding severe weather events of lowering the levels of stormwater ponds and clearing stormwater drains of debris so as to mitigate as much as possible the effects of severe weather. This best management practice is utilized for mitigating the effects of flooding because severe weather and flooding go hand in hand. Both Albany and Dougherty have prepared floodplain ordinances and together they have created a Flood Mitigation Plan. Enforcing the floodplain ordinances in Dougherty County and Albany is paramount for continuing participation in the National Flood insurance Program (NFIP).
2. Existing Policies, Regulations, Ordinances and Land Use - The Pre-Disaster Planning Team reviewed the Dougherty County Capabilities Assessment and the Dougherty County Emergency Operations Plan, both of which can be found in Appendix C, to help identify and analyze the mitigation measures necessary for this hazard. The Dougherty County Comprehensive Plan was also reviewed, but not used due to

the information being outdated. The Comprehensive Plan is due to be updated in 2015-2016 and will be reviewed and will include the work completed for the pre-disaster mitigation plan. All of the plans are comprised of the unincorporated areas of Dougherty County and the City of Albany.

3. Community values, historic and special considerations - The Pre-Disaster Planning Team has reviewed this hazard and concluded that there are no special considerations. Data on new and existing critical facilities have been covered in the goals and objectives.
4. Data on new buildings and infrastructure have been covered in the goals and objectives. Any new buildings and infrastructure will be built with flood mitigation incorporated in the design. The mitigative actions are for the removal of development in floodplain areas.
5. Data on existing buildings and infrastructure is shown in each hazard's critical facility inventory in Appendix A. Any existing buildings and infrastructure will be improved with flood mitigation incorporated into any renovations. The mitigative actions are for the removal of development in floodplain areas.

C. Mitigation Strategy and Recommendations

- ❖ Goal #1 Educate the citizenry about Flood hazards.
- ❖ Objective 1 Improve Flood hazard information dissemination.
 - Task 1 Improve information dissemination using Albany Dougherty website, access channel and regular updates during emergencies.
 - Action Step 1.1
 - ◆ Increase the level of citizen education on flood issues in Albany and Dougherty County.

<u>Category:</u>	Education
<u>Responsible Org:</u>	Planning & Development Services/Fire Dept./EMA
<u>Coordinating Org:</u>	Planning & Development Services/Fire Dept./EMA
<u>Timeline:</u>	2015-2019
<u>Cost:</u>	N/A
<u>Funding Source:</u>	N/A
<u>Benefit:</u>	Mitigate against future flood damage

This action step benefit will be countywide with an estimated

population of 9,878. The value of structures benefiting is \$233.7 million.

The City and County continue to educate citizens by annual mail-outs to the Special Flood Hazard Area, including repetitive loss properties. Brochures in English and Spanish are placed in the local libraries and the lobbies of Planning & Development Services and Environmental Health. Planning staff provides flood information to citizens by phone, email, office visits, and at on-site locations.

- Action Step 1.2

- ◆ Update the Albany Dougherty website to provide flood hazard related information that is readily accessible.

<u>Category:</u>	Education
<u>Responsible Org:</u>	Planning & Development Services
<u>Coordinating Org:</u>	EMA
<u>Timeline:</u>	Daily 2015-2020
<u>Cost:</u>	Staff Time
<u>Funding Source:</u>	Staff Time
<u>Benefit:</u>	Educate/Mitigate against future flood damage

This action step benefit will be countywide with an estimated population of 9,878. The value of structures benefiting is \$233.7 million

Information related to Flooding and Flood Prevention was updated on the City and County Websites this past year.

- Action Step 1.3

- ◆ Outreach to residents and property owners in Repetitive Loss Areas and Flood Hazard Zones through annual mailing of informational brochures and letters.

<u>Category:</u>	Education
<u>Responsible Org:</u>	Planning & Development Services
<u>Coordinating Org:</u>	Planning & Development Services
<u>Timeline:</u>	2015-2019
<u>Cost:</u>	N/A
<u>Funding Source:</u>	N/A
<u>Benefit:</u>	Mitigate against future flood damage

This action step benefit will be countywide with an estimated population of 9,878. The value of structures benefiting is \$233.7 million.

Outreach has continued with mailing of informational brochures and letters to repetitive loss areas and to the SFHA. New repetitive loss areas were added to the County and the City this past year.

❖ Objective 2 Enforce floodplain management

➤ Task 1 Continue to enforce floodplain management regulations.

▪ Action Step 2.1

- ◆ Continue diligent enforcement of building codes and floodplain management regulations to maximize property protection and safety of residents and to maintain the good standing of the City and County with the National Flood Insurance Program.

<u>Category:</u>	Education
<u>Responsible Org:</u>	Planning & Development Services
<u>Coordinating Org:</u>	Planning & Development Services
<u>Timeline:</u>	2015-2020
<u>Cost:</u>	N/A
<u>Funding Source:</u>	N/A
<u>Benefit:</u>	Mitigate against future flood damage

This action step benefit will be countywide with an estimated population of 9,878. The value of structures benefiting is \$233.7 million.

Enforcement of building codes and the Floodplain Management Ordinances have continued. Permit applications for new construction, renovations, and substantial improvements (including substantial damage) are checked for elevation compliance and other requirements (flood vents) stated in the Floodplain Management Ordinances.

❖ Goal #2 Reduce exposure to Flood hazards.

❖ Objective 1 Develop Flood mitigation plans.

➤ Task 1 Continue to work with the Army Corps of Engineers and other agencies to develop Flood mitigation plans to protect property in the County.

▪ Action Step 3.1

- ◆ Continue to protect from additional development properties that are vulnerable to flood damage; Flint River Corridor properties and other wetlands are priorities.

<u>Category:</u>	Education/Prevention
<u>Responsible Org:</u>	Planning & Development Services
<u>Coordinating Org:</u>	Planning & Development Services
<u>Timeline:</u>	Daily 2015-2020
<u>Cost:</u>	N/A
<u>Funding Source:</u>	General Funds
<u>Benefit:</u>	Mitigate against future flood damage

This action step benefit will be countywide with an estimated population of 9,878. The value of structures benefiting is \$233.7 million.

Development continues to be limited within wetland areas and the Flint River Corridor.

- Action Step 3.2

- ◆ Maintain the three-foot freeboard requirement in effect for Dougherty County since 1999. (Freeboard is the elevation of the finished floor above the level of the 100-year flood required for new construction). Propose that the City of Albany amend its Floodplain Management Ordinance to adopt this standard.

<u>Category:</u>	Structural/Prevention
<u>Responsible Org:</u>	Planning & Development Services
<u>Coordinating Org:</u>	Planning & Development Services
<u>Timeline:</u>	Daily 2015-2020
<u>Cost:</u>	N/A
<u>Funding Source:</u>	General Funds
<u>Benefit:</u>	Mitigate against future flood damage

This action step benefit will be countywide with an estimated population of 9,878. The value of structures benefiting is \$233.7 million.

The three-foot freeboard requirement remains in effect for the County. The same requirement has been proposed to the City, but it is currently on hold for future discussion.

- ❖ Objective 2 Improve the stormwater drainage system.

- Task 1 Improve the stormwater drainage system in Albany and Dougherty County.
 - Action Step 4.1
 - ◆ In preparation for the next SPLOST referendum and other funding opportunities, identify needed storm water management projects to be included in infrastructure work in city and county. Include an analysis of the need for additional back-up power generation for the Joshua Street Wastewater Treatment System.

<u>Category:</u>	Education/Prevention
<u>Responsible Org:</u>	Public Works/Engineering
<u>Coordinating Org:</u>	Public Works/Engineering
<u>Timeline:</u>	2015-2019
<u>Cost:</u>	N/A
<u>Funding Source:</u>	General Funds, SPLOST
<u>Benefit:</u>	Mitigate against future flood damage

This action step benefit will be countywide with an estimated population of 9,878. The value of structures benefiting is \$233.7 million.

The most recent SPLOST referendum, SPLOST VII was passed in 2016. Referendum allocated \$4,000,000 to stormwater drainage improvements and equipment for the County. The City of Albany had their own allocation. The County's portion included replacing aging equipment such as dump trucks, long boom excavator, stormwater pumps, etc. that is used for maintenance of canals and ponds. As of 2020, most of these items have been replaced using the SPLOST VII dollars. Other projects have been identified that affects stormwater management. SPLOST funding was used to upgrade telemetry systems of the County's stormwater pump stations. Gillionville canal was marked for study due to extensive erosion; \$900,000 was allocated to potential improvements of this canal.

- Action Step 4.2
 - ◆ Maintain retention ponds as necessary throughout Dougherty County to assist in Flood control.

<u>Category:</u>	Structural/Prevention
<u>Responsible Org:</u>	Albany/Dougherty Public Works, Planning & Development, Engineering
<u>Coordinating Org:</u>	Albany/Dougherty Public Works, Planning & Development, Engineering

<u>Timeline:</u>	2015-2020
<u>Cost:</u>	N/A
<u>Funding Source:</u>	General Funds
<u>Benefit:</u>	Mitigate against future flood damage

This action step benefit will be countywide with an estimated population of 9,878. The value of structures benefiting is \$233.7 million.

City and County owned ponds are inspected periodically. County ponds are cleaned of debris and sediment when inspections identify there is sufficient debris to adversely affect storage. The City inspects their own ponds and requests the County to clean the necessary pond through a Service Delivery Agreement. County ponds are also mowed periodically through the growing season as well

- Action Step 4.3
 - ◆ Upgrade existing pump stations capabilities to meet historically flood prone areas.

<u>Category:</u>	Structural/Prevention
<u>Responsible Org:</u>	Albany/Dougherty Public Works
<u>Coordinating Org:</u>	Albany/Dougherty Public Works,
<u>Timeline:</u>	Daily 2015-2020
<u>Cost:</u>	\$35k - \$50k
<u>Funding Source:</u>	SPLOST, General Funds
<u>Benefit:</u>	Mitigate against future flood damage

This action step benefit will be countywide with an estimated population of 9,878. The value of structures benefiting is \$233.7 million.

The County continues to upgrade pump stations as necessary. Recently the telemetry systems on the pump stations were upgraded, which allows staff to monitor the stations and alert staff of any failures.

- Action Step 4.4
 - ◆ Continue to upgrade pump stations with an emphasis on flood control.

<u>Category:</u>	Structural/Prevention
<u>Responsible Org:</u>	Albany/Dougherty Public Works
<u>Coordinating Org:</u>	Albany/Dougherty Public Works

<u>Timeline:</u>	Daily 2015-2020
<u>Cost:</u>	\$35k - \$50k
<u>Funding Source:</u>	SPLOST, General Funds
<u>Benefit:</u>	Mitigate against future flood damage

This action step benefit will be countywide with an estimated population of 9,878. The value of structures benefiting is \$233.7 million.

The County continues to monitor the pump stations for necessary upgrades. The current pump stations are not undersized. The County did bring onboard a consultant to monitor the pump stations via our telemetry system; they maintain all the maintenance reports as well as recommend repairs and improvements.

- Action Step 4.5
 - ◆ Drain ponds and remove debris from drainage systems prior to severe weather to mitigate effects.

<u>Category:</u>	Structural/Prevention
<u>Responsible Org:</u>	Albany/Dougherty Public Works
<u>Coordinating Org:</u>	Albany/Dougherty Public Works
<u>Timeline:</u>	Daily 2015-2020
<u>Cost:</u>	Staff Time
<u>Funding Source:</u>	General Funds
<u>Benefit:</u>	Mitigate against future flood damage

This action step benefit will be countywide with an estimated population of 9,878. The value of structures benefiting is \$233.7 million.

Prior to storm events, County public works crews use mobile, trail-mounted stormwater pumps to pump down all retention ponds in flood prone areas. This allows for more storage. They are also used during storm events if necessary. Pipes and other conveyance structures are visually inspected prior to storms. The County utilizes the COA's VAC Truck if pipes are found to be clogged.

- ❖ Goal #3 Protect public infrastructure and critical facilities from Flooding.
- ❖ Objective 1 Flood proof or relocate outside of the flood hazard area all critical facilities.
 - Task 1 Identify buildings which would benefit from Flood hazard mitigation.

- Action Step 5.1
 - ◆ Review all capital improvements plans to ensure that infrastructure improvements are not directed towards flood hazard areas.

<u>Category:</u>	Structural/Prevention
<u>Responsible Org:</u>	Planning & Development Services
<u>Coordinating Org:</u>	Planning & Development Services
<u>Timeline:</u>	Daily 2015-2020
<u>Cost:</u>	Staff Time
<u>Funding Source:</u>	General Funds
<u>Benefit:</u>	Mitigate against future flood damage

This action step benefit will be countywide with an estimated population of 9,878. The value of structures benefiting is \$233.7 million.

There were no critical facilities projects planned or constructed in flood hazard areas during the previous year.

Conclusion

Special Multi-Jurisdictional Strategy: Flooding and the associated damages have impacted both the City of Albany and Dougherty County. This Plan is a collaborative effort between the City of Albany and Dougherty County. Together each experienced the effects of Flood hazard conditions, and together each is working to mitigate future natural hazards. The action steps for flooding will be implemented by both the City of Albany and Dougherty County unless otherwise stated.

Public Information and Awareness Strategy: Outreach projects are effective first steps in orienting property owners to property protection issues and helping them seek out more information to protect themselves and their properties. A successful County information and education program involves both the public and private sectors. Public information and education activities advise and educate citizens, property owners, renters, businesses, and local officials about hazards and ways to protect people and property from Flooding. Public information activities are among the least expensive mitigation measures, and at the same time are often the most effective thing a community can do to save lives and property. All hazard mitigation activities (preventive, structural, property protection, emergency services, and natural resource protection) begin with public information and education.