



ARE YOU PREPARED FOR A FLOOD IN YOUR NEIGHBORHOOD?

➤ History of Flooding in the City of Pratt

The most recent flooding event in Pratt happened on September 3, 2018 when at least 8 inches of rain fell overnight and brought the river level from 3.01 feet to 14.44 feet. Lemon Park and Mae Dennis Park both flooded as well as Santa Fe Road, parts of Country Estates Mobile Home Park and Country Club Road. In May 2019 the river crested at 10.97 feet and in July 2018 it crested at 10.08 feet. The flood stage of the South Fork of the Ninescah River is 9 feet. Real time gage data can be found at <http://www.cityofprattks.com/207/Know-Your-Flood-Risk>.

What should you do before a flood?

➤ Determine if your property is located in an area subject to flooding. The following areas have a known potential for flooding:

Lemon Park	Santa Fe Road
Mae Dennis Park	Country Club Rd Ditch
Country Estates Mobile Home Park	

This is not a complete list of areas that are within flood zones, but rather a list of areas with documented flooding problems. A property located within a flood zone does not necessarily have flooding problems. If your neighborhood is not listed, your property may still be within a flood

zone, as designated by Federal Emergency Management Agency (FEMA) maps. Upon request, the Inspections Department at (620) 672-3866, will make free flood zone determinations for properties within the City. FEMA maps are also available in the Pratt Public Library. If located in an “A” Zone, your property is within the Special Flood Hazard Area (SFHA), which is an area that has been determined to have the potential for flooding caused by a 100-year storm. The Inspections Department also maintains elevation certificates for many properties within the city which are also available for review.

➤ **Purchase flood insurance on your property.** Flooding is not covered by a standard homeowner’s insurance policy. A separate flood insurance policy is required to cover damages incurred by flooding. Coverage is available for the building itself as well as for the contents of the building. The City of Pratt participates in the National Flood Insurance Program (NFIP) that makes available federally backed flood insurance for all structures, whether or not they are located within the floodplain. Note that there is a 30-day waiting period before coverage goes into effect. More than 25 percent of NFIP claims are filed by properties located outside the 100-year floodplain, also known as the Special Flood Hazard Area (SFHA). Contact your insurance agency for more information. Flood insurance information is also available in the Pratt Public Library. The City of Pratt is also a Class 7 in the Community Rating System (CRS) program which could save you up to 15% on your flood insurance.

➤ **Maintain drainage channels and pipes free of obstruction and debris.** The City of Pratt performs cleaning and maintenance activities on the drainage channels and pipes in City easements & rights-of-way in accordance with an established schedule and other standard operating procedures. Residents are encouraged to assist in maintaining the drainage in their areas by removing or reporting obstructions (such as shopping carts,

leaves, debris, trash, etc.). Keeping drainage channels free of obstructions reduces flooding in the event of heavy rains. By way of City ordinance, it is illegal to dump trash, leaves, landscape debris, paint, grease, or any other material into any portion of the City’s drainage system. Such dumping can have devastating impacts on water quality in addition to causing flooding. To report obstructions or illegal dumping, or for questions regarding drainage system maintenance, please contact the Inspections Department at (620) 672-3866.

➤ **Protect your property from the hazards of flooding and wind.** Various methods may be used to minimize flooding. If the floor level of your property is lower than the “Base Flood Elevation” (elevation of the 100-year flood, based on the FEMA maps), consider elevating your structure, if possible. Brochures discussing flood proofing and other mitigation measures are available in the Pratt Public Library and at City Hall. Valuables and furniture may be moved to higher areas of the dwelling to minimize damages. The City of Pratt can make site visits to provide one-on-one advice to a property owner regarding flooding and drainage issues on private property. We also have site specific information for some parcels within Pratt. For more information, please contact the Inspections Department at (620) 672-3866.

➤ **Meet improvement requirements.** The National Flood Insurance Program (NFIP) requires that, if the cost of reconstruction, additions, or other improvements to a building equals or exceeds 50% of the building’s market value, then the building must meet the same construction requirements as a new building. Substantially damaged buildings must also be brought up to the same standards. For example, a residence damaged so that the cost of repairs equals or exceeds 50% of the building’s value before it was damaged must be elevated above the base flood elevation. Please contact the

Inspections Department (620) 672-3866 for more information.

➤ **Meet permitting requirements.** All development within the city requires a permit. Always check and fulfill permitting requirements with the Inspections Department at (620) 672-3866 before you build on, alter, fill, or re-grade on any portion of your property and/or within any easement or right-of-way. Also, contact the number above to report any suspected permitting violations.

➤ **Keep an emergency supply.** Non-perishable food, water, batteries, flashlights, a manual can opener, and a battery-operated radio should be kept available.

What should you do during a flood?

➤ If your property is in imminent danger of flooding, please contact the City of Pratt (620) 672-6446 or (620) 672-3831 to request that your power be shut off, or for guidance on how to do it yourself. This number may also be contacted regarding any other electrical emergencies.

➤ Tune-in to local commercial radio or television stations (KMMM AM 1290, or KHYM FM 93.1), or NOAA Weather Radio for Watch and Warning Bulletins and any corresponding emergency instructions. Pratt County Emergency Management will order or advise evacuations if conditions warrant this action. If evacuations are called for, it is imperative that you follow instructions in the time frame noted.

Questions regarding emergency procedures may be addressed to Pratt County Emergency Management at (620) 672-4132.

➤ If dangerous flooding conditions are imminent, avoid driving a vehicle if possible. Do not attempt to drive or wade through deep pockets of water or running washes. Unstable banks

should be avoided. Develop an evacuation plan for your family. Avoid low-lying areas. Seek shelter in the highest areas possible.

What should you do after a flood?

- Listen to the radio for emergency instructions.
- Avoid driving if possible.
- Follow established procedures for property damage repairs.

Select a contractor who is licensed in his trade. The City of Pratt requires contractors to be licensed. Licensed Contractors should be able to show you their license and/or you may call the Inspections Department at (620) 672-3866 to inquire about a contractor. Only licensed electricians may perform electrical work, only licensed plumbers may perform plumbing work, only licensed gas contractors may work on a gas system, only licensed mechanical contractors may perform heating, ventilation and air conditioning work, and only licensed building contractors may perform building related work. Verify that contractors are licensed before signing or agreeing to any repair contracts. It is also recommended that you verify certification of liability and workman's compensation insurance. Complaints against licensed contractors may be referred to the appropriate licensing agency.

Require your contractors to obtain the proper permits for work being performed. Permits are required for any permanent improvement (including roofing, siding, additions, alterations, etc.) to a structure and for site work such as grading, filling, etc. Permits are required even if a homeowner is doing the work himself. The City of Pratt recommends paying the contractor after the work is performed instead of before.

Questions about permits or contractor licensing may be addressed to the City of Pratt Inspections Department at (620) 672-3866.

Recognize the natural and beneficial functions of floodplains to help reduce flooding:

Floodplains are a natural component of the Pratt environment. Understanding and protecting the natural functions of floodplains helps reduce flood damage and protect resources. When flooding spreads out across the floodplain, its energy is dissipated, which results in lower flood flows downstream, reduced erosion of the streambank and channel, deposition of sediments higher in the watershed and improved groundwater recharge. Floodplains are scenic, valued wildlife habitat, and suitable for farming. Poorly planned development in floodplains can lead to streambank erosion, loss of valuable property, increased risk of flooding to downstream properties and degradation of water quality.

For more information about flood safety or the NFIP, please note the following:

www.cityofprattks.com/207/Know-Your-Flood-Risk
www.floodalert.fema.gov
www.fema.gov/hazards/floods
1-888-FLOOD29

This information is provided by the City of Pratt and is applicable to properties within the limits of the City. If you reside in a jurisdiction other than the City of Pratt contact your regulatory authority for information. If you believe you received this notice in error, or if you no longer own this property, please contact the City of Pratt Inspections Department at (620) 672-3866 or via U.S. mail.

Pratt 1, October 4, 2021

Flood Safety, Facts and History for Residents of Pratt, Kansas



Lemmon Park Flood, September 3, 2018

