

Community Profile

City of Granger

**Dallas County
Hazard Mitigation Plan 2023**

Local Planning Team

Table GRA.1: Granger Local Planning Team

Name	Title	Jurisdiction
Kristy Trzeciak	City Clerk	City of Granger

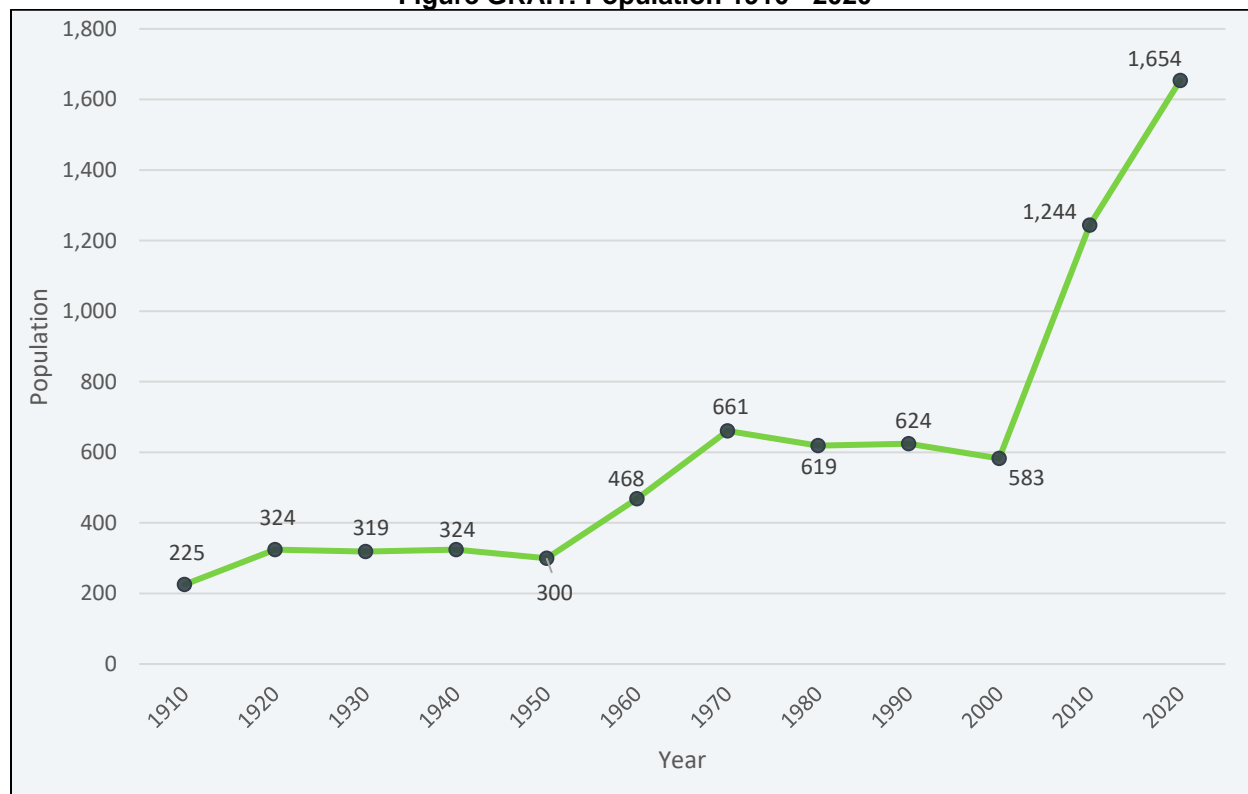
Location and Geography

The City of Granger is located in northeast Dallas County and covers an area of 1.67 square miles. Major waterways in the area include Beaver Creek and Des Moines River.

Demographics

Granger’s population in 2020 was 1,654. The following figure displays the historical population trend from 1910 to 2020. This figure indicates that the population of Granger remained relatively stable from 1910 to 1950, saw a significant increase from 1950 to 1970, and then gradually decreased until 2000. Since 2000, the population has dramatically increased. Increasing populations are associated with increased hazard mitigation and emergency planning requirements for development. Increasing populations can also contribute to increasing tax revenues, allowing communities to pursue additional mitigation projects. Granger’s population accounted for 1.7% of Dallas County’s population in 2020.¹

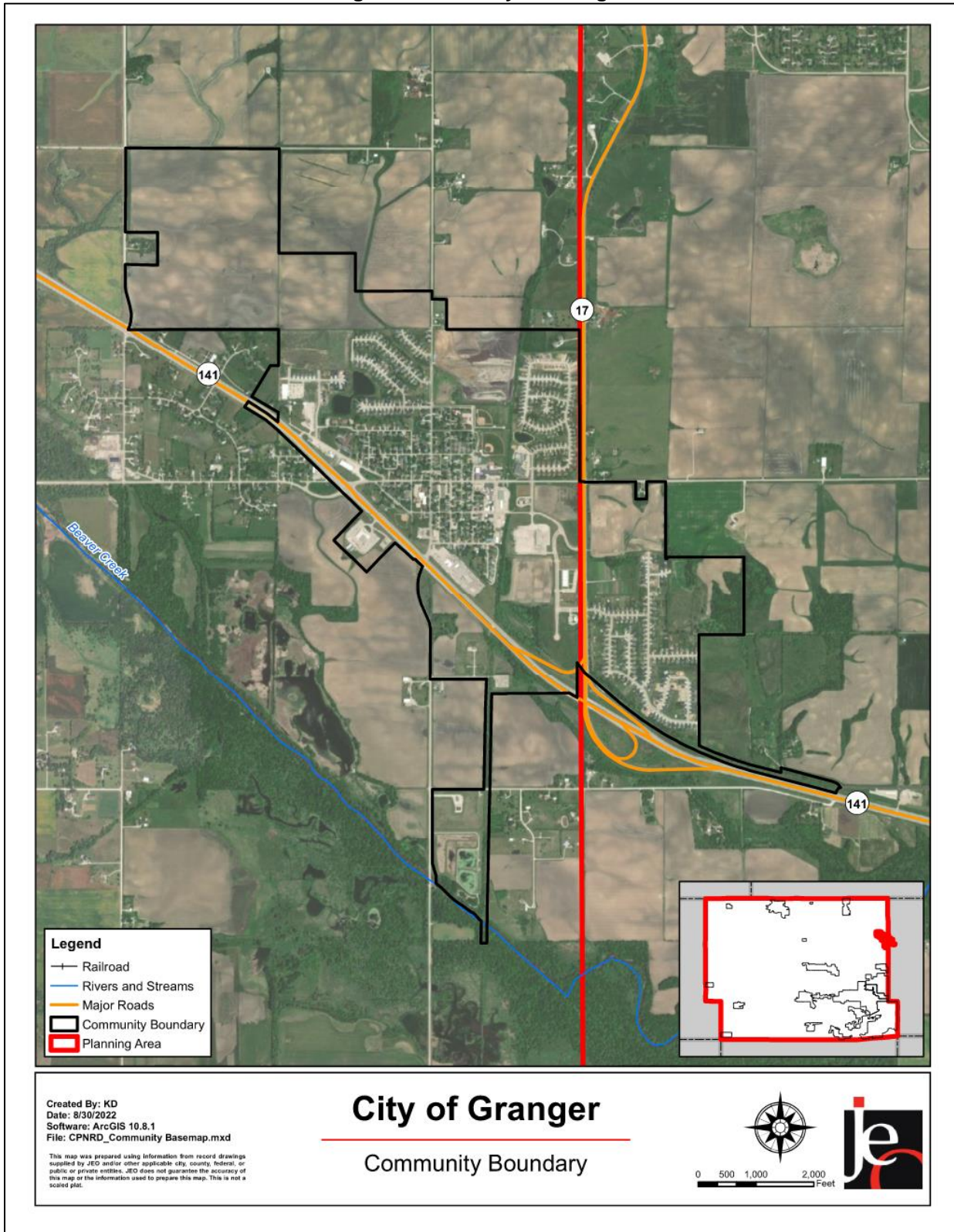
Figure GRA.1: Population 1910 - 2020



Source: U.S. Census Bureau

¹ United States Census Bureau. “2020 Census Redistricting Data (Public Law 94-171): P1: Race.” <https://data.census.gov>.

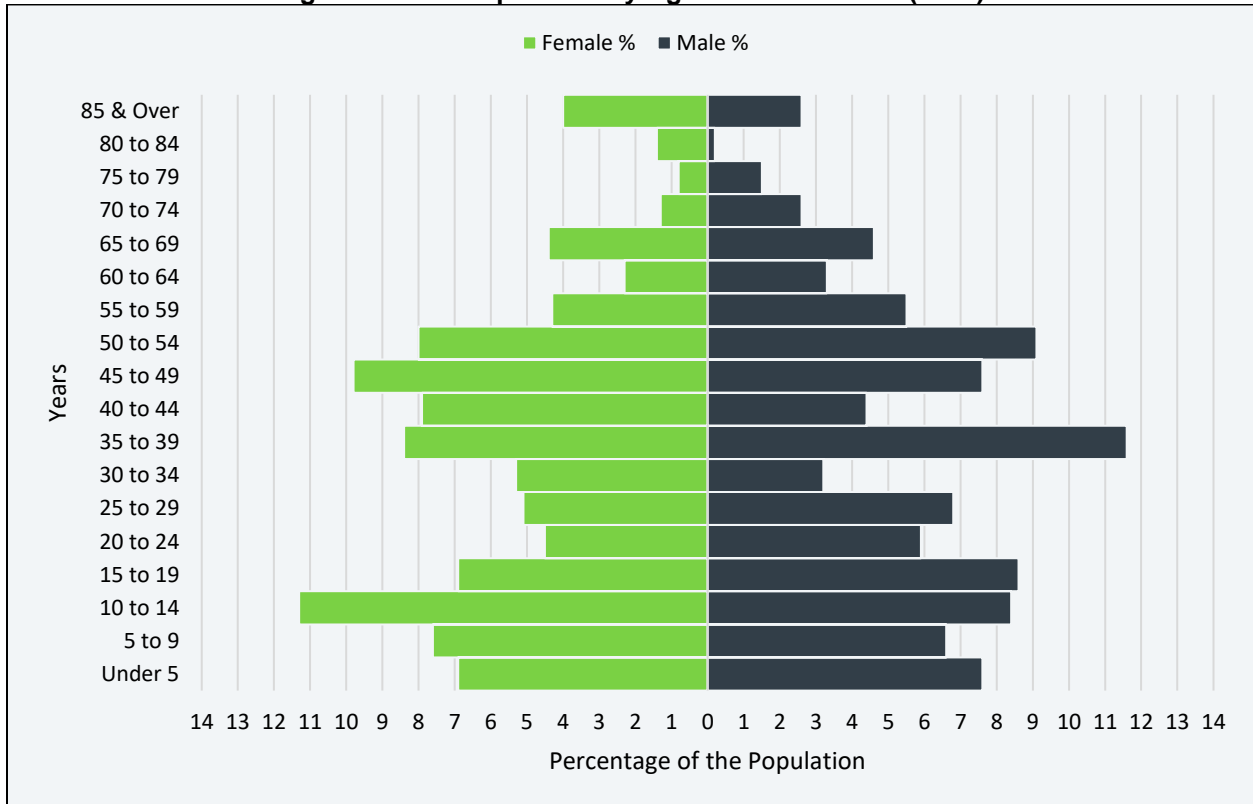
Figure GRA.2: City of Granger



The young, elderly, and minority populations may be more vulnerable to certain hazards than other groups. Looking at Granger’s population:

- **6 % is non-white.** Since 2010, Granger became more racially diverse. In 2010, 1.5% of the Granger’s population was non-white. By 2020, 6% was non-white.^{2 3}
- **37 median age.** The median age of Granger was 37 years old in 2020. The population grew older since 2010, when the median age was 34.6.^{4 5}

Figure GRA.3: Population by Age Cohort and Sex (2020)



Source: U.S. Census Bureau⁴

The figure above shows Granger’s population percentage broken down by sex and five-year age groups. Granger’s population is younger with a higher percentage of the population below 40 years of age. This likely indicates a growing population in the years to come.

² United States Census Bureau. “2020 Census Redistricting Data (Public Law 94-171): P1: Race.” <https://data.census.gov>.

³ United States Census Bureau. “2010 Census Redistricting Data (Public Law 94-171): P1: Race.” <https://data.census.gov>.

⁴ United States Census Bureau. “2020 Census Bureau American Community Survey: S0101: Age and Sex.” <https://data.census.gov>.

⁵ United States Census Bureau. “2010 Census Bureau American Community Survey: S0101: Age and Sex.” <https://data.census.gov>.

Employment and Economics

Low-income populations, long distance commuters, and the unemployed may be more vulnerable to certain hazards than other groups. Granger's population has:

- **4.3% of people living below the poverty line.** The poverty rate (4.3%) in Granger was lower than the state's poverty rate (11.1%) in 2020.⁶
- **\$96,027 median household income.** Granger's median household income in 2020 (\$96,027) was about \$34,200 higher than the state (\$61,836).⁷
- **2.8% unemployment rate.** In 2020 Granger had a lower unemployment rate (2.8%) compared to the state (3.9%).⁸
- **33.4% of workers commuted 30 minutes or more to work.** More workers in Granger commuted 30 minutes or more to work than workers commuting less than 15 minutes (33.4% compared to 18.5%).⁹

Major Employers

Major employers for the city include Granger Nursing and Rehab Center, Absolute Group, Barr-Nunn Transportation, Casey's General Store, Earlham Savings Bank, Granger Motors, Willis Automotive, Woodward-Granger Schools, Grandwood School, and Granger Children's Center. A large percentage of residents do commute to other communities for work such as Grimes, Des Moines, West Des Moines, and Waukee.

Housing

The age of housing may indicate which housing units were built prior to the development of state building codes. Vacant housing stock may also be more vulnerable to hazard events if it is poorly maintained. Unoccupied housing may also suggest that future development may be less likely to occur. Communities with a substantial number of mobile homes may be more vulnerable to the impacts of high winds, tornadoes, and severe thunderstorms if those homes are not anchored correctly. Renter-occupied housing depends on the initiative of landlords for proper maintenance and retrofitting to be resilient to disasters. They are less likely than homeowners to have flood insurance, or to know their risks to flooding and other hazards.

- **28% of housing built prior to 1970.** Granger has a smaller share of housing built prior to 1970 than the state (28% compared to 50.4%).¹⁰
- **5.8% of housing units vacant.** Since 2010, Granger's vacancy rate increased. In 2010 the vacancy rate was 4.4%. By 2020, 5.8% of housing units were vacant.^{11 12}

⁶ United States Census Bureau. "2020 Census Bureau American Community Survey: DP03: Selected Economic Characteristics." <https://data.census.gov>.

⁷ United States Census Bureau. "2020 Census Bureau American Community Survey: DP03: Selected Economic Characteristics." <https://data.census.gov>.

⁸ United States Census Bureau. "2020 Census Bureau American Community Survey: DP03: Selected Economic Characteristics." <https://data.census.gov>.

⁹ United States Census Bureau. "2020 Census Bureau American Community Survey: S0802: Means of Transportation to Work by Selected Characteristics." <https://data.census.gov>.

¹⁰ United States Census Bureau. "2020 Census Bureau American Community Survey: DP04: Selected Housing Characteristics." <https://data.census.gov>.

¹¹ United States Census Bureau. "2020 Census Bureau American Community Survey: DP04: Selected Housing Characteristics." <https://data.census.gov>.

¹² United States Census Bureau. "2010 Census Bureau American Community Survey: DP04: Selected Housing Characteristics." <https://data.census.gov>.

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- **3.1% mobile and manufactured housing.** The City of Granger had a smaller share of mobile and manufactured housing (3.1%) compared to the state (3.6%).¹³
- **20.7% renter-occupied.** The rental rate of Granger was 20.7% in 2020. The percentage decreased since 2010, when renter occupied housing was at 24.4%.^{14 15}

The city does have one location where less than 15 mobile homes are located at 2205 Court St., Granger, IA.

Governance

A community's governance indicates the number of boards or offices that may be available to help implement hazard mitigation actions. Granger has a mayor, a five-member city council, and the following offices.

- City Administrator
- City Clerk/Treasurer
- Attorney
- Deputy Clerk
- Chief of Police/Director of Public Safety
- Fire Chief/EMS Chief
- Public Works Director
- Water Operator
- Wastewater Operator
- Building Official
- Library Board
- Parks Operator
- Zoning Administrator
- Parks and Recreation Director
- Parks and Recreation Board
- City Engineer
- Plan and Zoning Commission
- Trails Committee
- Library Director
- Board of Adjustment

Capability Assessment

The capability assessment consisted of a Capability Assessment Survey completed by the jurisdiction and a review of local existing policies, regulations, plans, and the programs. The survey is used to gather information regarding the jurisdiction's planning and regulatory capability; administrative and technical capability; fiscal capability; and educational and outreach capability.

¹³ United States Census Bureau. "2020 Census Bureau American Community Survey: DP04: Selected Housing Characteristics." <https://data.census.gov>.

¹⁴ United States Census Bureau. "2020 Census Bureau American Community Survey: DP04: Selected Housing Characteristics." <https://data.census.gov>.

¹⁵ United States Census Bureau. "2010 Census Bureau American Community Survey: DP04: Selected Housing Characteristics." <https://data.census.gov>.

Table GRA.2: Capability Assessment

Survey Components/Subcomponents		Yes/No
Planning & Regulatory Capability	Comprehensive Plan	Yes
	Capital Improvements Plan	Yes
	Economic Development Plan	Yes
	Emergency Operations Plan	Yes
	Floodplain Management Plan	No
	Storm Water Management Plan	No
	Zoning Ordinance	Yes
	Subdivision Regulation/Ordinance	Yes
	Floodplain Ordinance	Yes
	Building Codes	Yes
	National Flood Insurance Program	Yes
	Community Rating System	No
	Other (if any)	
Administrative & Technical Capability	Planning Commission	Yes
	Floodplain Administration	Yes
	GIS Capabilities	No
	Chief Building Official	No
	Civil Engineering	No
	Local Staff Who Can Assess Community's Vulnerability to Hazards	No
	Grant Manager	No
	Mutual Aid Agreement	No
	Other (if any)	
Fiscal Capability	Capital Improvement Plan/ 1 & 6 Year Plan	Yes
	Applied for grants in the past	Yes
	Awarded a grant in the past	Yes
	Authority to Levy Taxes for Specific Purposes such as Mitigation Projects	Yes
	Gas/Electric Service Fees	No
	Storm Water Service Fees	No
	Water/Sewer Service Fees	Yes
	Development Impact Fees	Yes
	General Obligation Revenue or Special Tax Bonds	Yes
	Other (if any)	
Education & Outreach Capability	Local citizen groups or non-profit organizations focused on environmental protection, emergency preparedness, access and functional needs populations, etc. Ex. CERT Teams, Red Cross, etc.	No
	Ongoing public education or information program (e.g., responsible water use, fire safety, household preparedness, environmental education)	No
	Natural Disaster or Safety related school programs	No

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	StormReady Certification	No
	Firewise Communities Certification	No
	Tree City USA	No
	Other (if any)	

Table GRA.3: Overall Capability

Overall Capability	Limited/Moderate/High
Financial resources needed to implement mitigation projects	Limited
Staff/expertise to implement projects	Limited
Community support to implement projects	Moderate
Time to devote to hazard mitigation	Limited

Plan Integration

The City of Granger has several planning documents that discuss or relate to hazard mitigation. Each plan is listed below along with a short description of how it is integrated with the hazard mitigation plan. The city will seek out and evaluate any opportunities to integrate the results of the current hazard mitigation plan into other planning mechanisms and updates.

Grants and Funding

The City of Granger's funds are limited to maintaining current facilities and municipal systems. A large portion of municipal funds have been dedicated to three projects, Highway 17's sewer and water extension, improvements to State Street, and Highway 17 turn lanes with Iowa DOT. The amount of municipal funds is increasing due to an increase in development within the city. The municipal budget does not currently include any hazard mitigation projects identified in the HMP. Over the last five years, the city has applied for and been awarded multiple grants. Some of the grants the city has been awarded include Wellmark Foundation Grant, Dallas County Foundation Grant, grants from the State of Iowa, and many others.

Building Codes (2015)

The building code sets standards for constructed buildings and structures. The city has adopted the 2015 International Building Codes with multiple amendments made. These codes regulate and govern the conditions and maintenance of all property, buildings, and structures by providing the standards for supplied utilities, facilities, and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use. The city will be updating building codes in the end of 2022 and early 2023.

Capital Improvement Plans (2019)

The capital improvement plan outlines large purchases and projects that the city would like to pursue. Projects identified in the plan include regular maintenance for drainage structures, regular maintenance for the storm sewer system, and widening roadways that would improve evacuations if they were required. The city plans to upsize water distribution pipes, install water meters for residential structures, and install emergency generators in critical facilities. Construction of a new fire hall, new police headquarter, and other community owned structures are planned. The existing community center has planned improvements. The capital improvement plan also includes projects revolving around vehicles, personnel, sidewalks, trails, a new city hall, sanitary

sewer linings, street repair and equipment repair, park renovations, and the addition of an aquatic center. This plan is updated every 5 years and the city will be updating it in late 2022/early 2023. The future update of the plan will include installing new municipal wells, constructing a new public works facility, a new community storm shelter, and improvements to the existing water treatment facility.

Comprehensive Plan (2013)

The comprehensive plan is designed to guide the future actions and growth of the city. It incorporates some of the goals and objectives included in the HMP and discusses the natural hazards of flooding, severe winter storms, and tornadoes. The comprehensive plan contains goals and objectives aimed at Safe Growth, limits density in areas adjacent to known hazardous areas, identifies areas that need emergency shelters, and encourages preservation of open space in hazard-prone areas.

Zoning Ordinance (2017), Floodplain Ordinance (2009), and Subdivision Regulations (2013)

The city's Floodplain Ordinance prohibits development within the floodplain and requires more than one foot of elevation above Base Flood Elevation in the floodplain. The ordinance also prohibits filling of wetlands. The Zoning Ordinances and Subdivision Regulations do not discourage or limit development in areas near potentially hazardous locations. The Subdivision Regulations do not allow density transfers in hazard areas.

Community Wildfire Protection Plan (2014)

The City of Granger participated in the Saylorville Flood Plain Community Wildfire Protection Plan (CWPP), which was developed in 2014. The Saylorville floodplain is located along the Des Moines River. The purpose of the CWPP is to help effectively manage wildfires and increase collaboration and communication among organizations who manage fire. The CWPP discusses area-specific historical wildfire occurrences and impacts, identifies areas most at risk from wildfires, discusses protection capabilities, and identifies wildfire mitigation strategies.

Future Development Trends

In the last five years, there have been 198 new housing permits awarded, a new business called Absolute Group has been established in the city and Grandwood Schools opened their doors. The city began their Sidewalk Improvement Program while also improving the Trail Bub Plaza. A few new plats were added to the city as well, including Ironwood Estates Plat 3 and 4, and the Landing at Oxley Creek Plat 1, 2, and 3. Three new developments are planned to occur in the next five years including a Fairway Stores within the Oak Creek PUD, and a Flex Space and Perficut within Oak Creek Plat 4. A future land use map for the city can be seen in the following figure.

Community Lifelines

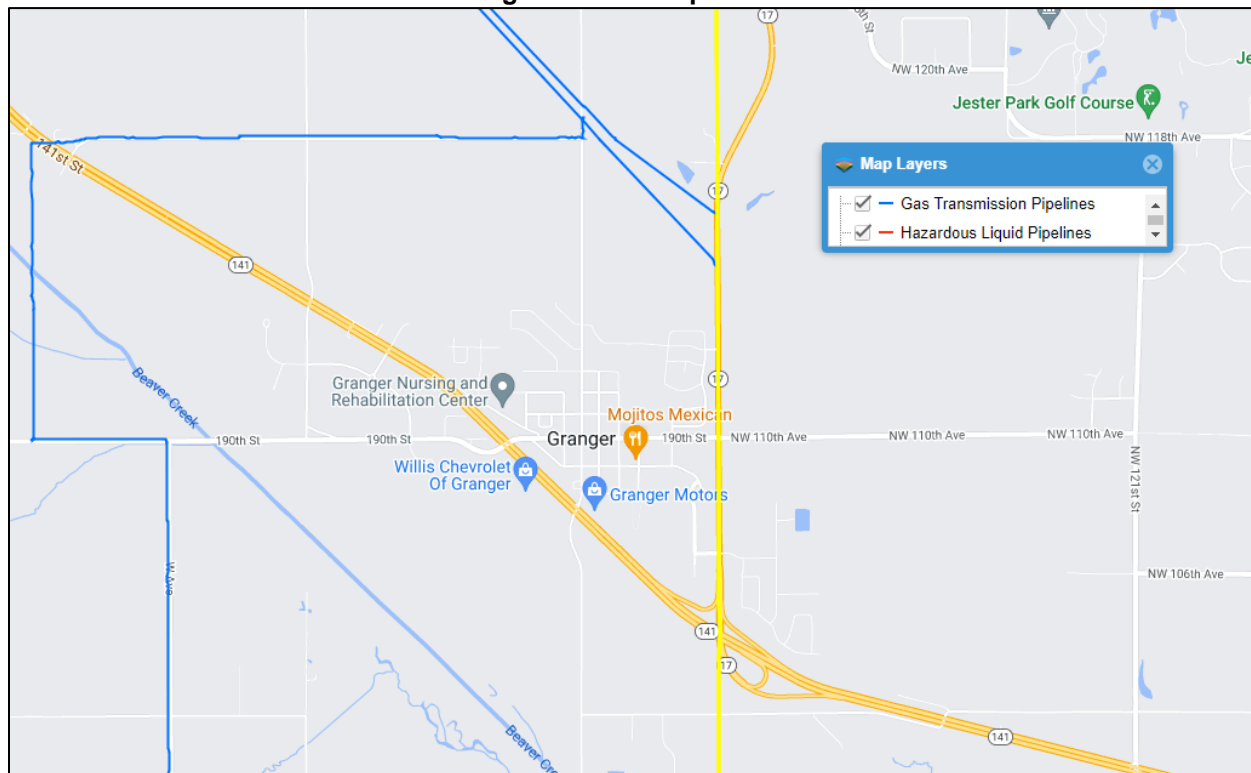
Transportation

Granger’s major transportation corridors include State Highway 141 and State Highway 17. The most traveled route is Highway 141 with an average of 9,900 vehicles daily, 656 of which are trucks.¹⁶ According to the planning team, no chemicals are regularly transported along the local routes and no chemical spills or other significant transportation events have occurred locally. The nearest airport, Ankeny Regional Airport, is located about 14 miles southeast of Granger. Transportation information is important to hazard mitigation plans because it suggests possible evacuation corridors in the community, as well as areas more at risk of transportation incidents.

Hazardous Materials

There are gas transmission pipelines that travel near the city and can be seen as blue lines in the figure below.

Figure GRA.4: Pipelines



Source: National Pipeline Mapping System¹⁷

¹⁶ Iowa Department of Transportation. 2020. "Iowa Traffic Data". Accessed May 2022.

<https://iowadot.maps.arcgis.com/apps/MapSeries/index.html?appid=0cce99afb78e4d3b9b24f8263717f910>.

¹⁷ National Pipeline Mapping System. 2022. "Public Viewer." Accessed April 2022. <https://pvnpm.phmsa.dot.gov/PublicViewer/>.

According to the Tier II System reports submitted to the Iowa Department of Natural Resources, there are two chemical storage sites in Granger that contain hazardous chemicals. In the event of a chemical spill, the local fire department and emergency response may be the first to respond to the incident.

Table GRA.4: Chemical Storage Sites

Facility Name	Address	Located in Floodplain?
Ferrellgas	12676 NW 102nd Street	No
Dallas County Maintenance Building	2111 West Kennedy Blvd.	No

Source: Iowa Department of Natural Resources¹⁸

Health and Medical Facilities

The following medical and health facilities are located within the community

Table GRA.5: Health and Medical Facilities

Name	Type of Facility	Address	Number of Beds
Granger Nursing and Rehabilitation Center	Nursing Facility/ Skilled Nursing Facility	2001 Kennedy Blvd.	67

Source: Iowa Department of Inspections and Appeals¹⁹

Critical Facilities

The local planning team identified critical facilities that are vital for disaster response, public shelter, and essential for returning the jurisdiction’s functions to normal during and after a disaster per the FEMA Community Lifelines guidance. Critical facilities were identified during the original planning process and updated by the local planning team as a part of this plan update. The following table and figure provide a summary of the critical facilities for the jurisdiction.

Table GRA.6: Critical Facilities

CF #	Name	Mass Care (Y/N)	Generator (Y/N)	Floodplain (Y/N)
1	Granger Children’s Center	Y	N	N
2	Granger City Hall	N	Y	N
3	Granger Community Center	N	N	N
4	Granger Public Library	N	N	N
5	Granger Public Works Shop	N	N	N
6	Granger Nursing & Rehabilitation Center	Y	Y	N
7	Granger Fire Station	N	Y	N
8	Granger Police Department	N	N	N
9	Woodward-Granger Elementary School – 2200 State St.	Y	Y	N
10	Woodward-Granger Elementary School – 2000 Oak St.	Y	N	N

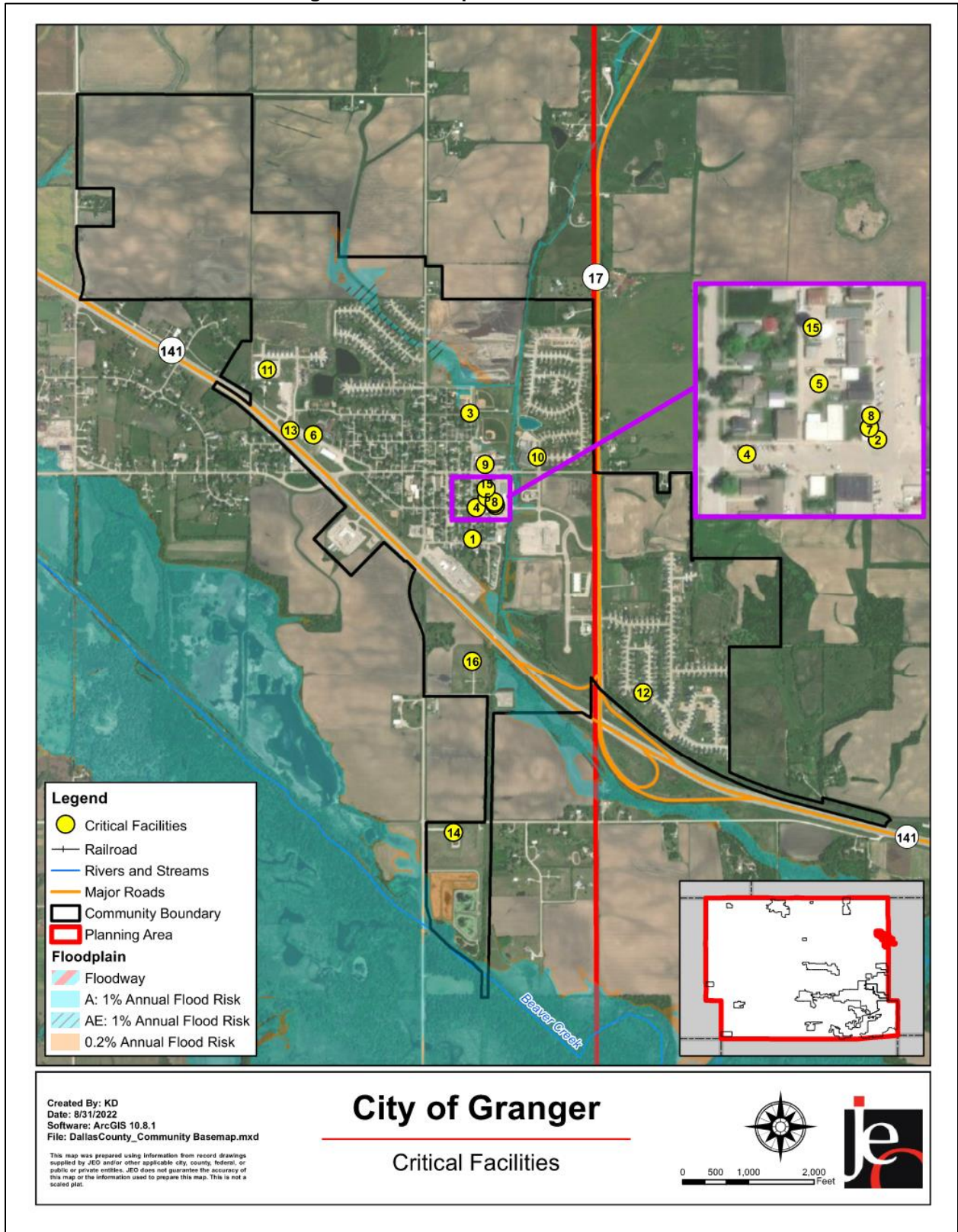
¹⁸ Iowa Department of Natural Resources. 2022. "Emergency Response - Tier II Chemical Storage." Accessed April 2022. <https://facilityexplorer.iowadnr.gov/facilityexplorer/>.

¹⁹ Iowa Department of Inspections and Appeals. "Direct Care Worker Registry & Health Facility Database." Accessed April 2022. <https://dia-hfd.iowa.gov/>.

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CF #	Name	Mass Care (Y/N)	Generator (Y/N)	Floodplain (Y/N)
11	Grandwood School	Y	N	N
12	Granger Lift Station	N	Y	N
13	Granger Maintenance Building	N	N	N
14	Granger Sewage Treatment Plant	N	Y	N
15	Granger Water Tower	N	N	N
16	Granger Water Treatment Plant	N	Y	N

Figure GRA.5: Map of Critical Facilities



Parcel Improvements and Valuation

The planning team requested GIS parcel data from the County Assessor as of July 2022. This data allowed the planning team to analyze the location, number, and value of property improvements at the parcel level. The data did not contain the number of structures on each parcel. A summary of the results of this analysis is provided in the following table.

Table GRA.7: Granger Parcel Improvements and Value in the 1% Annual Flood Risk Area

Total Number of Improvements	Total Improvement Value	Number of Improvements in Floodplain	Value of Improvements in Floodplain	% of Improvements in Floodplain
537	\$114,213,890	55	\$27,136,200	10%

Source: County Assessor, 2022

Table GRA.8: Granger Parcel Improvements and Value in the 0.2% Annual Flood Risk Area

Total Number of Improvements	Total Improvement Value	Number of Improvements in Floodplain	Value of Improvements in Floodplain	% of Improvements in Floodplain
537	\$114,213,890	22	\$6,532,210	4%

Source: County Assessor, 2022

Table GRA.9: Granger Flood Map Products

Type of Product	Product ID	Effective Date	Details
FIS Report	19049CV000B	12/7/2018	Flood Insurance Study
LOMA	19-07-0890A-190104	4/17/2019	Structure (residence) removed from SFHA

Source: FEMA Flood Map Service Center²⁰

Hazard Prioritization

The hazards discussed in detail below were selected by the local planning team from the county hazard list as the relevant hazards for the jurisdiction. The selected hazards were prioritized by the local planning team based on historical hazard occurrences, potential impacts, and the community’s capabilities. For additional discussion regarding area-wide hazards, please see *Section Four: Risk Assessment*.

Infrastructure Failure

The local planning team is concerned about infrastructure failure as it could result in the disruption to households and businesses and may result in events such as business closures, utility disruptions in water, gas, and electric, or in the most extreme cases, calls for evacuation of the city. While there have not been any past occurrences of infrastructure failure, the consequences could include economic losses, high clean-up costs, a reduction of communication, or even potentially hazardous impacts to the health of the city’s citizens and the environment. No actions or projects have been completed to reduce the city’s risk of infrastructure failure. The local planning team has identified future actions or projects that are needed to help reduce the risk of infrastructure failure to the community. These actions or projects start with documenting each risk in detail, including potential impacts to the community, and assessing the risk associated with

²⁰ Federal Emergency Management Agency. 2022. “FEMA Flood Map Service Center.” Accessed July 2022. <https://msc.fema.gov/portal/advanceSearch>.

each hazard. These hazards must then be prioritized and mitigated against. An increase in the community's awareness and education regarding these hazards is also desired.

Severe Thunderstorms (Includes Hail and Lightning)

Severe thunderstorms are a regular part of the climate and weather for Granger. These storms can cause damage through lightning strikes, hail, and high winds. The NCEI reports 10 instances of severe thunderstorms occurring in Granger from 1998 to 2019. The typical damage seen caused by these severe thunderstorms was toppled trees and power poles or wires due to high winds. These storms caused a total of \$5,060,000 worth of damage across Dallas County. Additionally, the local planning team reported on two events that were not included in the NCEI database. In October 2018, two lightning strikes as the wastewater plan which led to needing replacing a new ethernet switch, an analog input module, a plc processor, a transducer, a new T2400 Wireless AC, an alarm dialer, a DO probe, and a sampler. The sonic wall also had to be troubleshot to ensure it suffered no damage. Secondly, a storm in August 2020 brought Derecho Hail to the city and caused roof damage.

Significant concerns identified by the local planning team included the damage to homes, vehicles, and/or businesses by downed trees on roads, loss or interruption of utilities, power outages, fires due to lightning strikes, flash flooding, disrupted cellphone service and other communication methods, economic loss, and even death. To reduce risk and impacts to this hazard, the city has installed outdoor warning sirens and has implemented an emergency plan and purchased insurance for the city. In the future, to reduce risk to the community, the local planning team hopes to educate citizens in how to listen for sirens, develop their own emergency plan, report any downed trees or power lines, and keep personal insurance for homes and vehicles. Purchasing backup power systems for the outdoor warning sirens and backup generators for the city are also actions identified as future projects to reduce risk to the community.

Tornado and Windstorm

The local planning team identified tornado and windstorm as a top hazard due to their prevalence in the area and potential for damage and loss of life. Windstorms are common across the county and can cause property and tree damage and brief power outages. Tornadoes are much less common, but the impacts can be far greater. Between 1996 and 2021, the NCEI recorded 31 high wind events in Dallas County and two tornados in Granger. The first tornado event occurred in June 1998 with an F2 tornado with winds in excess of 100 MPH. The track was intermittent, indicating either one tornado touching down occasionally, or one or more weak tornadoes rotating around the meso circulation. A duplex was flattened by the winds. Two injuries were reported. The second reported tornado was on May 30, 2000. This quick touchdown did not result in any damage, injuries, or deaths and was ranked as an F0.

To minimize the effects of tornadoes and windstorms, the city has installed outdoor warning sirens and an emergency plan in place. The city also has insurance. The city is looking to install a second outdoor warning siren and installing a backup power system for the sirens. the local planning team hopes to educate citizens in how to listen for sirens, develop their own emergency plan, report any downed trees or power lines, and keep personal insurance for homes and vehicles. The city also plans to incorporate a storm shelter with a new public safety building and increase the backup generators owned by the city.

Transportation Incident

This hazard was identified as a top hazard due to the city's proximity to Highway 141 on the southern border of the city as well as Highway 17 bordering the eastern side. The city has

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performed traffic studies to assess speeds on Highway 17. The main concerns noted by the local planning team is that any major transportation incident can shut down the main roadways in the community. In a major incident, loss of life, environmental damage, hazardous releases, or economic disruption could impact the city.

The city is working with the Department of Transportation as they plan to put in turning lanes at the intersection of Highway 17 and State Street to help with congestion on the highway. Future traffic studies will be conducted to assess speed with future growth. Emphasis on an increase in traffic safety communication and education will also be focused on by the city.

Mitigation Strategy

New Mitigation and Strategic Actions

New Mitigation Action	Safe Room
Description	Install and build a saferoom for the city.
Estimated Cost	\$500,000
Local Funding Source	City General Fund
Timeline	2-5 Years
Priority	High
Lead Agency	Fire Department and Police Department
Status	Not started

Continued Mitigation and Strategic Actions

Mitigation Action	Alert/Warning Sirens
Description	Purchase and install two new sirens placed strategically at designated areas to provide full coverage to the city.
Hazard(s)	Tornado and Windstorms
Estimated Cost	\$60,000
Funding	City General Fund
Timeline	2 years
Priority	High
Lead Agency	Fire Department and Police Department
Status	The city is in the process of assessing needs with future growth.

Mitigation Action	Emergency Services Building
Description	Construct a new Emergency Services Building. Due to the population growth, the city has outgrown the existing building. The building would be used to store vital city records and used as an EOC during/after a disaster.
Hazard(s)	All hazards
Estimated Cost	\$3,500,000
Funding	City General Fund
Timeline	2 years
Priority	High
Lead Agency	Fire Department and Police Department
Status	Planning and Design Stage

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Mitigation Action	NIMS Certification
Description	Require all city employees to take the online NIMS classes. U.S Department of Homeland Security recommends all local governments receive training on the National Incident Management System (NIMS).
Hazard(s)	All hazards
Estimated Cost	Staff Time
Funding	City General Fund
Timeline	3 months
Priority	Low
Lead Agency	Fire Department
Status	The Fire Chief is currently working on implementing.

Mitigation Action	Stormwater Management, Soil Erosion and Sediment Control
Description	<p>These improvements can serve to move effectively convey runoff within cities and towns, preventing interior localized flooding. May also reduce the risk of illness/ disease by eliminating standing water. Current goal focuses on expansion or daylighting of current large drainage areas, reduction of impervious areas where feasible and collaborating on private stormwater facilities to work in conjunction with the city's drainage system.</p> <p>Implement ordinances to reduce flooding due to heavy rains for developers to follow due to growth.</p>
Hazard(s)	Flooding
Estimated Cost	\$500,000 to \$1,000,000
Funding	City General Fund
Timeline	1 year
Priority	Medium
Lead Agency	City Engineer
Status	This project has entered the planning and design stage.

Mitigation Action	Water Storage
Description	Construct additional 500,000-gallon water tower/storage. More water capacity is needed due to population growth of the City of Granger.
Hazard(s)	Drought
Estimated Cost	\$1,000,000+
Funding	City General Fund
Timeline	2 years
Priority	Medium
Lead Agency	Water Department
Status	This project has entered the planning and design stage.

Plan Maintenance

Hazard Mitigation Plans should be living documents and updated regularly to reflect changes in hazard events, priorities, and mitigation actions. These updates are encouraged to occur after every major disaster event, alongside community planning documents (e.g., annual budgets and Capital Improvement Plans), during the fall before the HMA grant cycle begins, and/or prior to other funding opportunity cycles begin, including CDBG, Water Sustainability Fund, Revolving State Fund, or other identified funding mechanisms.

The local planning team is responsible for reviewing and updating this community profile as changes occur or after a major event. The local planning team will include the City Administrator, the Police Chief/Director of Public Safety, the Fire Chief, and the Public Works Director. The plan was last updated on July 5, 2022 and will be reviewed annually. The public will be included in the review and revision process via city council meetings, public forums, city website updates, city newsletters, and social media.