

FLOOD PLAIN PERMIT COMMITTEE MEETING
201 West Gray, Building A, North Conference Room
Monday, August 5, 2013
3:30 p.m.

Minutes

PRESENT: Shawn O’Leary, Director of Public Works
 Scott Sturtz, City Engineer
 Ken Danner, Subdivision Development Manager
 Jane Hudson, Principle Planner
 Sherri Stansel, Citizen Member
 Neil Suneson, Citizen Member

OTHERS PRESENT: Todd McLellan, Development Engineer
 Julie Shelton, Staff
 Julie Mohr, Applicant Representative-Residential Gardens

NOT PRESENT: Susan Connors, Director of Planning/Community Development

The meeting was called to order by Sturtz who announced that O’Leary would be late for the meeting and Connors would not be in attendance. O’Leary joined meeting. O’Leary asked the committee for approval of the minutes of the July 15, 2013 meeting. Motion by Danner. Seconded by Stansel. Suneson abstained from voting as he was not present at the July 15, 2013 meeting. Approved 5-0.

Item No. 1, Flood Plain Permit No. 523: O’Leary introduced application no. 523 as an application from Michael Steere to repair and remodel fire damage of an 8 unit apartment building at Presidential Gardens Apartments. The location of the complex is 1916 Fillmore Avenue. McLellan introduced Julie Mohr as a representative attending the meeting for the applicant Michael Steer and added that J.W. Dansby is the applicant’s engineer for the project. McLellan stated that this property consists of 22 buildings located south of Highway 9 and that a small portion is located in the Canadian River floodplain and showed the committee the affected building. In March, 2013, four (4) apartments were damaged by fire, smoke, and water and the applicant has requested a flood plain permit to be able to repair the damage to the units. McLellan noted the exterior and interior repairs to include interior fit out, roof replacement and cosmetic exterior siding.

The committee reviewed pictures of the property. FEMA guidelines were discussed and it was noted that based on the scope of work and the substantial improvement guidelines, the cost of all improvements is approximately 47% of the value of the building, which does not exceed the 50% substantial improvements requirement of FEMA, therefore, the property owner does not have to upgrade to meet current floodplain ordinance standards. A cost estimate from the insurance adjustor has been submitted by the applicant in the amount of \$129,279 to include material and labor which also includes work that is not considered substantial improvements. It was noted that that the current value of the eight (8) unit building is \$273,333.

McLellan stated the applicable ordinance sections and added that according to the latest DFIRM, the building is approximately one (1) foot above the base flood elevation. It was noted that roof trusses, plywood, and shingles would be stored in the north parking lot on an as needed basis during construction to adhere to the ordinance requirements on storage of materials. McLellan added that Dansby has provided a no rise certificate indicating no rise in the base flood elevation. McLellan stated that staff recommended the application be approved.

O'Leary asked for further comments or questions from the committee. Stansel asked for clarification of the \$400,000 appraisal and McLellan clarified that the appraisal she was referring to was done prior to the fire. Stansel also asked why carpet, texture and paint are not considered substantial improvement, and McLellan noted the FEMA manual states that these items are not considered substantial improvement. Motion for approval from Danner. Seconded from Sturtz. Approved 6-0.

Miscellaneous Discussion:

Miscellaneous discussion among committee to include the flooding event on July 26, 2013. It was noted that the event was a flash flood and a summary was given by Sturtz on the areas that were affected in Norman. O'Leary added information on other areas that were flooded and how city staff handled this event. Pictures were shown of the flooded areas.

Meeting adjourned at 4:05 p.m.