

FLOODPLAIN PERMIT COMMITTEE MEETING
201 West Gray, Building A, Conference Room D

*Monday, August 19, 2019
3:30 p.m.*

Minutes

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

OTHERS PRESENT: Carrie Evenson, Stormwater Program Manager
Todd McLellan, Development Engineer
Cydney Karstens, Staff
Nathan Madenwald, Utilities Engineer
Mark Daniels, Utilites Engineer
Larry Roach, Guernsey
Ron Baily, Citizen

The meeting was called to order by Shawn O’Leary at 3:30 p.m.

Item No. 1, Approval of Minutes:

All members of the committee were present, and a quorum was established. Mr. O’Leary called for a motion to approve the minutes from the meeting of May 6, 2019. A motion was made to approve the minutes by Scott Sturtz. The motion was seconded by Neil Suneson. The minutes were approved 6-0.

Item No. 2, Floodplain Permit Application No. 609:

Mr. O’Leary said this application is for the replacement of public waterlines located between Gray Street and Tonhawa Street, which is located in the Imhoff Creek floodplain. Dr. Carrie Evenson gave the staff report for Floodplain Permit Application No. 609. Dr. Evenson introduced the applicant as the Norman Utilities Authority represented by Utilities Engineer,

Nathan Madenwald. Dr. Evenson said this project will replace approximately 8,700 linear feet of water lines generally located in downtown Norman along Gray Street and Tonhawa Street and the adjacent side streets. Dr. Evenson said the existing water mains are 6 and 8 inch diameter and, where appropriate, the new mains will be increased in size to ensure proper flow and pressure to serve the area during normal and fire flow conditions. The installation of the new water lines will be primarily through open cut methods where the contractor will dig a trench, install the water line, test and disinfect, and then restore the area to a condition as good as or better than prior to the project. Dr. Evenson said temporary restoration of disturbed areas will occur immediately with final restoration to be completed in a reasonable timeframe. Dr. Evenson said to minimize damage to other infrastructure or reduce traffic impacts, the water line will be installed using boring methods at select locations. Also, where the project impacts the Imhoff Creek Channel itself, the boring method will be used. Dr. Evenson confirmed Imhoff Creek and the surrounding floodplain will be returned to the original lines and grades. Any excess spoils will be removed and disposed of outside the floodplain. Dr. Evenson reviewed the project map, the floodplain area, the project plan and pictures of the site. Dr. Evenson verified the application meets all applicable ordinances and said that staff recommends Floodplain Permit Application No. 609 be approved.

Mr. O'Leary asked if Mr. Madenwald would like to add any additional information. Mr. Madenwald said that the staff report was thorough and he did not have any additional comments. Mr. O'Leary asked if there were any questions or comments from the committee. Mr. Sturtz asked if the new water services would be placed across the roadway and if they would be bored or open cut. Mr Madenwald confirmed the waterline would be bored under the existing roadway. Mr. Sturtz confirmed that the intersection of Gray St. at Lahoma Ave

would be bored to ensure no disruption of newly constructed asphalt at that location. Mr. Madenwald confirmed that the intersection will be bored. Mr. Ken Danner motioned to approve Floodplain Permit Application No. 609. Mr. Sturtz seconded the motion to approve. The committee voted to approve the application 6-0.

Item No. 3, Miscellaneous Discussion:

- a) Mr. O’Leary said that no applications had been received for the September 3, 2019 meeting and it was cancelled.
- b) Mr. O’Leary stated the filing deadline for the September 16, 2019 meeting is Wednesday, August 28, 2019 and had no pending applications.
- c) Mr. O’Leary notified the committee about two upcoming public meetings to discuss proposed modifications to the floodplain maps for the Brookhaven Creek and Ten Mile Flat Creek areas. The first was scheduled on Thursday, August 22, 2019 at 6 p.m. Dr. Evenson said approximately 100 properties will be added to the floodplain and approximately 80 properties will be removed from the floodplain based on the preliminary map revisions for these two areas. Mr. O’Leary said public meetings will give impacted homeowners a chance to get additional information on the proposed changes and how to appeal the new maps if needed. Mr. O’Leary advised the committee would be voting on acceptance of the new maps sometime next spring.
- d) Mr. O’Leary asked Mr. Todd McLellan to speak to an emerging issue that may be a floodplain ordinance violation. Mr. O’Leary said this issue came up on Friday, August 16th and is in the process of being evaluated. Mr. McLellan said that in March of 2017 Floodplain Permit Application No. 584 was approved by the committee for a building addition at 535 S. Pickard Street just north of Boyd. Mr. McLellan said that the

applicant built the addition and one of the conditions of approval was to provide an as-built drawing of the compensatory storage area, which has not been received as of the date of this meeting. In the meantime, a neighbor complained about asphalt paving occurring in the drive and parking area. Mr. McLellan said after investigation it appeared that approximately 2-4 inches of asphalt had been placed over the gravel drive. Mr O'Leary added that the original permit was in the flood fringe area, reflected on the map. Dr. Evenson noted on the original plan submitted with the floodplain permit application the drive is identified as a permeable gravel drive. Dr. Evenson reviewed the original maps used to determine the application and the changes that are reflected on the 2017 aerial photos on the city interactive map. Mr. McLellan noted that the 2017 aerial map shows a garage structure that was constructed without floodplain or building permits. Mr. McLellan said that given the location it would be unlikely that the committee would have granted a permit for that structure since it lies within the floodway. Mr. McLellan reviewed some photos taken the previous week during the complaint investigation which reflect an additional carport added to the garage structure. Mr. O'Leary confirmed the structure is a 6-car structure located in the floodway. Mr. O'Leary said this is still currently under investigation by staff, and Mr. McLellan confirmed that he was able to make contact with the homeowner and additional meetings would follow. Mr. O'Leary said additional information will be forthcoming.

Item No. 4, Adjournment:

Mr. Larry Roach noted that as a consultant with Guernsey, the Norman Utilities Authority Engineers, Nathan Madenwald and Mark Daniels, have been great to work with and were

very forthcoming to ensure the waterline relocation would not have impacts to the creeks and streets in Norman. Mr. O'Leary thanked Mr. Roach for his comments and called for a motion to adjourn. Mr. Sturtz motioned to adjourn and was seconded by Mr. Suneson. Motion was approved 6-0. Meeting adjourned at 3:51 p.m.