

FLOOD PLAIN PERMIT COMMITTEE MEETING

*201 West Gray, Building A, South Conference Room  
April 18, 2011  
8:30 a.m.*

Minutes

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PRESENT: Shawn O'Leary, Director of Public Works  
Susan Connors, Director of Planning/Community Development  
Ken Danner, Development Manager  
Doug Koscinski, Current Planning Manager  
Sherri Stansel, Citizen Member

OTHERS PRESENT: Todd McLellan, Development Engineer  
Julie Shelton, Staff  
J.W. Dansby, Consulting Engineer  
Darrel Janaway, Cambridge HOA president  
Sassan Moghadam, Precision Builders  
Ole Marcussen, SMC Consulting Engineers, P.C.  
Tom McCaleb, SMC Consulting Engineers, P.C.  
Gene McKown, Ideal Homes

NOT PRESENT: Bob Hanger, Storm Water Engineer  
Marion Hutchison, Citizen Member

O'Leary began the meeting by noting that committee members Marion Hutchison and Bob Hanger were not present. O'Leary continued by asking the committee for approval of the minutes of the March 7, 2011 meeting. Motion for approval from Koscinski. Seconded by Connors. Approved 5-0.

Item No. 1, Flood Plain Permit Application No. 481:

O'Leary introduced the permit application to repair or replace a retaining wall located at the southeast corner of Cypress Lake in the Cambridge Addition. McLellan began by introducing Dansby and Janaway and noting the location of the retaining wall. McLellan continued by explaining the description of the wall as being approximately 4 foot high and made of railroad ties that support a concrete sidewalk that wraps around the lake. The sidewalk is used as a walking trail by the Cambridge residents and it was clarified that the wall is collapsing and in very poor condition. The applicant planned to remove and replace the damaged railroad ties, but due to economics, the retaining wall may be replaced with keystone blocks. McLellan stated that the site is not located in the Little River Tributary and that there would be three ordinance requirements which include fill restrictions in the flood plain, compensatory storage, and a no rise certification. Any backfill needed will be retrieved from the ten mile flat flood plain. O'Leary asked for any additional comments from the applicant. Motion to approve by Danner. Motion seconded by Connors. Approved 5-0.

Item No. 2, Flood Plain Permit Application No. 480:

O'Leary introduced the permit application submitted by Franklin Business Park, LLC, to construct a commercial development located on the west side of US Highway 77 directly across from the new Cleveland County jail site. McLellan introduced McKown, Marcussen, and McCaleb. McLellan

summarized the staff report and noted that the development site is dissected by Tributary G and an unnamed tributary to Little River. This site will have various commercial buildings that include streets, drives, and parking areas on approximately 60 acres. Retaining walls will be constructed on top of the stream banks. Three detention ponds will be constructed near the center and north ends of the site and an existing detention pond will also be utilized at the south end of the site. It was noted that a flood plain permit was obtained in 1995 to channelize the tributaries through the area. The FEMA flood plain at the site is Zone A and no base flood elevations have been determined. The floodplain permit is needed to clean out the channel bottoms and construct two reinforced concrete box culverts. A new water line will also be constructed at these locations. The locations were shown on a map for the committee. The channels are USGS blue line streams; the Corps of Engineers was contacted to determine if a 404 permit was required. Because the work will be done from the bank with a track hoe, a 404 permit is not required. Locations of the existing, full build out, and proposed flood plain boundaries were shown. Discussion ensued about the need to obtain a Letter of Map Revision (LOMR) from FEMA to get the flood plain boundaries changed. McLellan continued by showing the lots at the north end of the site and noted that these would be served by a new sanitary sewer main which had been stubbed out across the channel with the new sanitary sewer interceptor. McLellan stated that according to the ordinance, the engineer needed to submit a LOMR or Conditional Letter of Map Revision (CLOMR) to FEMA from I-35 east to the railroad embankment east of 24<sup>th</sup> Avenue NW prior to doing any work other than channel cleaning. O'Leary noted that it appeared there were three culvert crossings and McLellan confirmed, but noted that the third culvert does not cross the flood plain. Applicable ordinance sections were discussed which included fill restrictions and compensatory storage and it was stated that this would be accomplished by adding additional capacity to the channels from the excavation of the soil, vegetation and debris. All public utilities will be constructed to minimize flood damage; the new waterlines will be constructed adjacent to the new RCB culverts and the pipe joints will have gaskets to make the system water tight and the complete system is pressure tested. The 24 inch interceptor line and 8 inch stub out has also been pressure tested, but it was discussed that one lot at the north end will need to have a sewer solution worked out. No buildings or parking lots will be built in the flood plain. It was noted that the engineer has provided a no rise statement and McLellan stated that city staff recommended approval for the cleaning and maintenance of the channels and the remainder of the items recommended for approval should have the following conditions:

1. Preliminary Plat be approved City Council
2. Final Plat be approved by Planning Commission
3. A CLOMR be obtained from FEMA
4. Upon completion, the applicant should obtain a LOMR from FEMA from I-35 east to the railroad embankment east of 24<sup>th</sup> Avenue NW

McCaleb addressed the conditions noted for approval and discussion ensued among the applicant and the committee. One point of discussion was the need for a CLOMR instead of a LOMR. Discussion continued about the location of the current flood plain and Danner noted the differences in a CLOMR and a LOMR. O'Leary had a question in regards to taking a final plat to City Council when the flood plain goes directly through the property location. Danner stated that the final plat would have to show the planned revisions of the new flood plain area before being approved. Discussion continued and it was noted by McCaleb that the full build-out grading plan would be used. McKown stated that his intent for the flood plain permit application was to clean out the streams. O'Leary continued with trying to get verification for the reason for the flood plain permit. It was clarified from McCaleb that a LOMR would be obtained prior to construction of the RCB's, but that the cleanout of the channels can be done and that they would move forward with obtaining a LOMR.

Motion to approve by Danner with the following conditions:

1. Cleaning and maintenance of 2 tributary areas could be permitted now.
2. Filling of the banks could be permitted once a grading plan showing the borrow/fill areas meeting the compensatory storage requirement is approved by the City.
3. No other construction within the current floodplain can begin until a LOMR or CLOMR from I-35 east to the railroad embankment east of 24<sup>th</sup> Avenue NW is approved by FEMA.

Seconded by Koscinski. Approved 5-0

Miscellaneous Discussion:

Miscellaneous discussion from committee.

Meeting adjourned at 9:30 a.m.