

FLOOD PLAIN PERMIT COMMITTEE MEETING

*201 West Gray, Building A, South Conference Room
October 3, 2011
8:30 a.m.*

Minutes

PRESENT: Shawn O'Leary, Director of Public Works
Bob Hanger, Storm Water Engineer
Ken Danner, Subdivision Manager
Doug Koscinski, Current Planning Manager
Sherri Stansel, Citizen Member
Marion Hutchison, Citizen Member

OTHERS PRESENT: Todd McLellan, Development Engineer
Julie Shelton, Staff
Ole Marcussen, SMC Consulting, Inc.
Jerry Sperry, property owner
Ryan Autry, property owner
Ben Cox, property owner
Robert and Tracy Calvert, property owners

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

O'Leary began the meeting by informing the committee that Connors would not be attending and continued by asking the committee for approval of the minutes of the September 6, 2011 meeting. Motion for approval from Koscinski. Seconded by Stansel. Approved 6-0.

Item No. 1, Flood Plain Permit Application No. 490:

O'Leary introduced the permit application from the City of Norman-Public Works Department as a request to demolish and remove five (5) structures from the Bishop Creek floodplain. The structures are located at 121 S. Cockrel, 123 S. Cockrel, 809 E. Comanche, 815 E. Comanche, and 114-116 S. Carter. McLellan stated that Bob Hanger was the engineer for the project and confirmed that this buyout project is part of the recommendations of the Storm Water Master Plan. One of the goals is to protect lands that are the least suitable for development in the floodplain. McLellan noted that the City Council established criteria for prioritizing the use of greenbelt acquisition funds that involve protecting, preserving and restoring natural floodplains throughout Norman to protect life and property from damage. It was noted that the City Attorney's office was advised in the last few months that the properties were the subject of a foreclosure action by First Bank and Trust Company. City staff contacted representatives of the bank and their legal counsel involved in the foreclosure and expressed an interest in acquiring the properties as part of the City's goal of acquiring properties within the floodplain. The committee

viewed the properties on the map. McLellan noted that each of the properties had flooded on more than one occasion and have been listed in the Storm Water Master Plan as targeted for buyout. In June, 28, 2011, City Council approved an allocation from the Greenbelt Acquisition project in the amount of \$185,000 for the purchase of the noted properties and an additional \$40,000 for the demolition and removal of the structures on the properties. Included on the block are five houses, a garage, concrete and gravel driveways, trees and utility connections that will be demolished and capped. The excavations and depressions will be backfilled with topsoil and sodded. McLellan noted the applicable ordinance sections and stated that the only fill that will be brought in is for the backfilling of the excavations to bring them to original grade which will also meet the compensatory storage requirement. A no rise statement has been submitted by a registered engineer.

Koscinski asked for clarification on what type of fill would be brought in and Hanger clarified that the gravel driveways will be removed and backfilled with topsoil. No additional comments from the committee and O'Leary opened the meeting up for comments from the audience. Sperry had concerns about flooding issues with this property when the project is complete and Autry voiced his concerns as well. Sperry added that his property had previously flooded several times. Discussion ensued among the committee and property owners including comments from Hutchison who stated that all of the structures that are downstream create impediments of flow for the discharge of water. This project will reduce upstream backup of the flood waters. Sperry commented that his property never flooded until the roundabout was constructed on East Main Street. Sperry also voiced several other concerns which included a previous drainage ditch project. The committee reviewed pictures of the site which included the property owner's homes. It was noted that Sperry's home is located in the floodway.

Discussion continued and O'Leary directed that a meeting to discuss the property owner's concerns could be addressed after the floodplain meeting as his concerns were not related to the floodplain application. Cox asked questions concerning the drainage ditch location and the effect of the water flow after the removal of the houses. Hutchison addressed the property owner's concerns by stating that removal of the houses will eliminate much of the upstream flooding. Hutchison added that this is just a small part of the overall plan to address the flooding issues in the Bishop Creek basin included in the Storm Water Master Plan. O'Leary addressed several concerns and noted the possibility of future structures that will need to be removed from the Bishop Creek basin. Additional comments from Hutchison. Additional questions from Cox on maintenance of the land and Hanger addressed his concerns and gave a brief update on the demolition process. Motion to approve by Stansel. Seconded by Hanger. Approved 6-0.

Item No. 2, Flood Plain Permit Application No. 491:

O'Leary introduced the second application as a request from Douglas Smith to construct a house on the north side of West Tecumseh Road approximately ½ mile east of 60th Avenue NW. McLellan began by introducing Marcussen representing the applicant as his engineer. McLellan stated that the house would be approximately 6,000 square feet, single story, slab on grade construction which is located on a 20-acre tract. Also constructed on the property will be a septic system, a swimming pool, and a ½ acre pond. A concrete drive will also be built. McLellan continued to go over details of the construction for each area. It was noted that the MacArthur

CLOMR indicated that the base flood elevation (BFE) is 1133.6 feet and the topographic survey indicated the existing ground elevation is slightly higher than the BFE in some places. McLellan addressed the applicable ordinance sections. It was noted that approximately 350 cubic yards of fill material would be needed and that fill would come from the pond excavation with in the existing floodplain to keep the net increase of fill at zero which will meet the compensatory storage requirement. Other ordinance requirements were noted and McLellan stated that staff recommended approval with the condition that an elevation certificate be obtained after construction.

Hanger asked why the MacArthur Study had incorrect data and Marcussen stated that they used old WRC contour data. McLellan stated that after the 60th Avenue NW roadway project is completed, a LOMR will be submitted to FEMA to correct the map with accurate BFE and floodplain information.

Discussion among committee including additional comments from Hutchison and a question from Danner as to how much fill is proposed. Marcussen stated that the pad would have to be brought up two feet and it was noted that a density test was required. Discussion ensued about flooding in that area making property owners living there aware of the possibility of future flooding events. Question from Calvert about the waterline extending to other properties and concerns about reimbursement. O'Leary directed Calvert to the Utilities department for further information. Motion to approve from Koscinski with a stipulation that a flood elevation certificate be obtained. Seconded by Danner. Approved 6-0.

Miscellaneous Discussion:

Miscellaneous discussion from committee.

Meeting adjourned at 9:30 a.m.