

FLOOD PLAIN PERMIT COMMITTEE MEETING  
201 West Gray, Building A, Conference Room D  
Monday, November 3, 2014  
3:30 p.m.

Minutes

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PRESENT: Shawn O'Leary, Director of Public Works  
Scott Sturtz, City Engineer  
Ken Danner, Subdivision Development Manager  
Susan Connors, Planning & Community Development Director  
Jane Hudson, Principle Planner  
Sherri Stansel, Citizen Member

OTHERS PRESENT: Mallory Day, Staff  
Todd McLellan, Staff  
Mark Daniels, Utilities  
Ole M. Marcussen, Engineer for SMC Consulting Engineers  
Warren Reece, property owner  
Russ Oxsen, property owner  
Vickie Loemker, property owner

NOT PRESENT: Neil Suneson, Citizen Member

The meeting was called to order by O'Leary.

**Item No. 1 Approval of Minutes:** O'Leary asked for a motion for approval of the minutes from the meeting of September 2, 2014. Motion to approve minutes by Sturtz. Seconded by Stansel. Approved 6-0.

It was noted that Suneson was not present.

**Item No. 2, Flood Plain Permit Application No. 551:** O'Leary stated that the application was submitted by SMC Consulting Engineers and is a request to construct a sanitary sewer interceptor pipeline northeast of the intersection at Tecumseh Road and 12<sup>th</sup> Avenue N.E. which is partially located in the floodplain of a tributary of Little River. O'Leary introduced Todd McLellan, Development Engineer, to discuss the Staff Report. McLellan then introduced the applicant and engineer, Ole Marcussen, the representative of SMC Consulting Engineers for the project.

McLellan gave a description of the proposed sanitary sewer line to be constructed that will connect to the existing Park Hill Lift Station then to a new lift station to serve future development. The new lift station will be constructed on the east side of 12<sup>th</sup> Avenue N.E. McLellan indicated on a map, included in the packet and on the projector screen, where the Park Hill Lift Station is currently located and where the new lift station will be constructed on the east side of 12<sup>th</sup> Avenue N.E. McLellan explained the reason to move the new lift station

to its proposed location is to serve the northwest corner of the intersection because it is a low area and currently will not sewer to Lift Station D. It will also open up the area for future development. A new line will run from the existing lift station and will be bored beneath Tecumseh Road and turn west and will be bored underneath 12<sup>th</sup> Avenue N.E. and will run up the west side of 12<sup>th</sup> Avenue N.E., turn east and bored under 12<sup>th</sup> Avenue N.E. and will continue on along the tributary creek bank of Little River to the new lift station. The new lift station will pump the sewage across the road to the west to Lift Station D.

McLellan further explained the plans included in the packets, which were submitted by the applicant, of the proposed new line and lift station to the committee and property owners. McLellan specified that the proposed lift station is not in the floodplain; however, the proposed sanitary sewer line will cross into the floodplain in a few areas. McLellan indicated the areas on the map where the proposed sanitary sewer line will cross into the floodplain.

McLellan explained the proposed sanitary sewer line further. It will be installed by the open cut method and will be approximately 6' to 15' deep. The project will involve excavation for new sewer line, manhole placement and trench backfill. Excess excavated materials will be removed from the areas within the floodplain and new manholes within the floodplain will be constructed with locked down, water tight lids to prevent infiltration of flood waters. The floodplain is classified as Zone A currently in this area. No base flood elevations have been determined by FEMA. The applicant has performed a flood study to determine that information and they will be submitting the information to FEMA to obtain a Letter of Map Revision (LOMR) to determine actual based flood elevation data in this area for the future. Part of the proposed sanitary sewer line will cross the stream planning corridor and at this time there is no Water Quality Protection Zone (WQPZ) within the proposed route; it may be there in the future if/and when this property plats.

Applicable ordinance sections were noted to include fill restrictions, in/exfiltration of flood waters in utility systems and no rise considerations requirements have all been met. McLellan stated that staff recommends Floodplain Permit Application No. 551.

O'Leary asked for additional comments from Marcussen. Marcussen added the LOMR will not be done until the area develops. O'Leary asked for any questions of the committee, staff or the applicant before public comment; none were asked.

O'Leary then asked if there were any questions from the public and requested they give their name and address. Russ Oxsen, of 3817 12<sup>th</sup> Avenue N.E., asked what the necessity was of having the proposed lift station put in at the north end of the section. Oxsen said the applicant and staff are saying it is for the future development on the east side of 12<sup>th</sup> Avenue N.E. and Tecumseh Road. Oxsen asked why you need a lift station on the east to serve houses on the other side of 12<sup>th</sup> Avenue N.E. Danner and Sturtz state there is a planned future subdivision on the northeast side of the intersection. Oxsen said everything east of 12<sup>th</sup> Avenue is outside of the 2025 Land Use Plan and the City of Norman has no provisions to handle the sewer from any new planned developments. Oxsen asked how the City plans to handle the sewer from all the new houses when the City can barely handle current needs. Mark Daniels explained that Lift Station D, west of Wildwood Estates, has capacity for the proposed

changes. Daniels said Oxsen is correct in the fact that the proposed changes are not in the 2025 Land Use Plan; it would take a zoning change and land use plan amendment to put it in there. Daniels said to answer the question though, yes, we do have capacity. Oxsen reflected on the previous meeting where there was a similar issue with capacity and the 2025 Land Use Plan. As far as treatment and sanitary sewer there is capacity for this.

O'Leary stated Susan Connors and Jane Hudson, are experts on the 2025 Land Use Plan and they are present today. Connors explained there will not be a need to make a change to the Land Use Plan since this area is currently in the Country Residential Estates Area which was not originally intended to be developed. City Council has considered changes and in addition is behind in amending the 2025 Land Use Plan and is currently trying to move forward with the anticipation there will be changes in the next year or so. At this point in time though they would consider changes to the Land Use Plan through an application process. Oxsen said that if there is an amendment to the 2025 Land Use Plan there would be 150 to 200 people present at the meeting because he knows Montecito Ranch has no idea this lift station and sanitary sewer line change are occurring and how it affects them. O'Leary clarified there are a number of steps to the development process and this is maybe step one. O'Leary stated this is a very early stage of discussion and the developer is beginning to look at the ability to serve the area with sanitary sewer and this meeting is even a smaller part of that. We are addressing if they can build it and not impact the floodplain here today. They are asking if the committee would authorize the placement of the sanitary sewer as they have proposed. O'Leary assured Oxsen there will be many opportunities for public input for the 2025 Land Use Plan amendments if the plan goes forward. O'Leary explained this is a small part of a bigger picture and if the committee approves the permit it does not commit to the City building or financing anything or the land being developed.

Vickie Loemker, of 3501 Hollister Trail and the Montecito Ranch HOA member, said the community is not excited about any steps being taken, small or large, in the direction of development. O'Leary explained the issue would be better discussed with the developer and not with the Committee present today due to the fact the committee is dealing with the floodplain permit application only. O'Leary appreciated the input and said the meeting will be of record. McLellan asked if everyone had signed the sign-in sheet; they had.

Motion for approval from Danner. Seconded by Sturtz. Approved 6-0.

**Miscellaneous Discussion:**

Miscellaneous discussion among committee regarding the deadlines for the next meeting on December 1, 2014.

Motion to adjourn from Sturtz. Seconded by Danner. Meeting adjourned at 4:05 p.m.