



CITY OF NORMAN, OK

FLOODPLAIN PERMIT COMMITTEE MEETING

Development Center, Conference Room B, 225 N. Webster Avenue,
Norman, OK 73069

Monday, March 2nd, 2026, at 3:30 PM

MINUTES

The Floodplain Permit Committee of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room B at the Development Center, on the 2nd day of March, 2026, at 3:30 p.m., and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, Development Center at 225 N. Webster and on the City website at least 24 hours prior to the beginning of the meeting.

ROLL CALL

The meeting was called to order by Mr. Sturtz at 3:30 p.m. Roll was taken. Committee members in attendance included Bill Scanlon, Resident Member; Sherri Stansel, Resident Member; Scott Sturtz, Floodplain Administrator; Tim Miles, City Engineer; Ken Danner, Subdivision Development Manager; Jane Hudson, Director of Planning; and Lora Hoggatt, Planning Services Manager. Other staff in attendance included Jason Murphy, Stormwater Manager; Nathan Madenwald, Utilities Engineer; Peter Wolbach, Utilities Staff Engineer; and Amy Shepard, Management Analyst. Citizens in attendance included Zahed Siddique, Kenton Schmidt, John Depe, Roxanne Avery, Patricia Richards, and Robert Campbell.

MINUTES

1. Approval of minutes from January 20th, 2026, meeting
 - a. Ms. Hudson asked for a correction to the minutes to update Floodplain Permit Application 734 to reflect the permit was postponed with conditions. Ms. Hoggatt asked for a correction on one of the citizens' names that was in attendance.
 - b. Mr. Scanlon motioned to approve the minutes with the corrections. Mr. Danner seconded the motion. Minutes were approved with a vote of 7-0.

ACTION ITEMS

2. Floodplain Permit No. 737

Mr. Sturtz stated that the floodplain permit application is for the removal of an aerial crossing and rerouting of a sanitary sewer line that crosses Bishop Creek near 727 East Boyd Street.

Mr. Murphy stated that the Applicant is City of Norman Utilities and the engineer is Nathan Madenwald, P.E.

Mr. Murphy provided the staff report detailing the request with respect to the floodplain permit requirements and potential impacts.

Project Summary:

- Removal of an outdated aerial sanitary sewer crossing at Bishop Creek near 727 East Boyd Street.

- Installation of a new buried sewer line and manhole (open-cut method).
- Existing aerial crossings and concrete piers to be removed; no permanent fill added.
- Restoration of disturbed areas to original grade.
- Net increase in floodplain capacity (removal of 12.25 cu yd of material vs. new manhole at 1.24 cu yd).
- Certified by engineer: No rise in base flood elevation; no alteration to channel flow or floodplain conveyance.
- New infrastructure designed for improved reliability and watertight seals.

Mr. Murphy stated staff recommend permit app #737 be approved.

Mr. Sturtz asked for comments from the committee. There were no comments. Mr. Sturtz asked for any comments from the public.

Public Comments:

Peggy Smith (for Patricia Richards, 715 E. Boyd) inquired about construction timing and impact on vacation rentals. Mr. Madenwald explained that project bidding is underway; work may last up to 2 years but will notify property owners 2 weeks in advance. City of Norman will coordinate, if possible, to avoid high-rental periods; water/sewer service will remain active during construction. Additional work during this project will be the replacement of another missed sewer line section behind the properties.

Committee Action:

Mr. Sturtz asked for a motion; Mr. Scanlon motioned to approve the application and Ms. Hogatt seconded the motion. Permit approved with a vote of 7-0.

3. Floodplain Permit No. 738

Mr. Sturtz stated that the floodplain permit application is for the repair of the aerial crossing of the sanitary sewer line that crosses Brookhaven Creek near the intersection of NW 36th Ave. and Rock Creek Road.

Mr. Murphy stated that the Applicant is City of Norman Utilities and the engineer is Nathan Madenwald, P.E.

Mr. Murphy provided the staff report detailing the request with respect to the floodplain permit requirements and potential impacts.

Project Summary

- Replacement of aging 8-inch aerial sewer crossing at Brookhaven Creek (NW 36th Ave & Rock Creek Rd).
- Removal of old pipe/casing; new pipe installed on existing piers—no expansion of footprint.
- No modification to creek channel, banks, or floodplain geometry.
- Minor stream bank disturbances to be restored post-construction.
- Engineer-certified: No rise in base flood elevation; no impact on floodplain conveyance or storage.

Mr. Murphy stated staff recommend permit app #738 be approved.

Mr. Sturtz asked for any comments from the committee. There were no comments.

Mr. Sturtz asked for any comments from the public.

Public Comments:

- John Depe (property owner): Asked about service disruption; Mr. Madenwald confirmed no disruption expected.
- Zahed Siddique (3505 Sunflower Street): Concerned about floodplain impact; Mr. Madenwald confirmed work will be north of his retaining wall and will not compromise his property.
- Robert Campbell (commercial property owner): Questioned floodplain map discrepancies; Mr. Sturtz and Mr. Murphy clarified only FEMA maps are used, and project boundaries do not impact his property.

Committee Action:

Mr. Sturtz asked for a motion; Mr. Scanlon motioned to approve the application and Mr. Danner seconded the motion. Permit approved with a vote of 7-0.

4. Floodplain Permit Committee 2025 Annual Summary

Mr. Murphy presented the following for 2025 Annual Summary:

Permits: 30 total (record high); 25 approved, 2 denied, 4 postponed, 1 withdrawn.

Violations: 7 reported (record high); 5 resolved, 2 outstanding:

- One pending is waiting on requested documentation for Consent to Encroach, from the January 20, 2026 meeting.
- One is the residential at Eagle Cliff near resolution—awaiting data to confirm material removal and floodplain restoration.
- Outstanding violations prevent plat filing and lot sales.

Committee Feedback: Mr. Scanlon requested more detailed reporting on violations in future summaries.

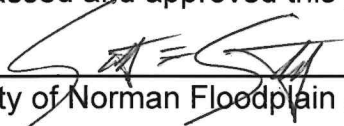
CRS Program Audit:

- FEMA conducted a 5-year audit; city provided all documentation, but no score received yet due to FEMA staff changes and delays.

ADJOURNMENT

Ms. Hoggatt motioned to adjourn. Mr. Scanlon seconded the motion. Mr. Sturtz adjourned the meeting at 3:51 p.m.

Passed and approved this 10th day of April, 2026



City of Norman Floodplain Administrator, Scott Sturtz