City of Edmond

Notice of Public Meeting

The City of Edmond encourages participation from all its citizens. To request an accommodation due to a disability, please contact the ADA Coordinator at least 48 hours prior to a scheduled meeting. The ADA Coordinator can be contacted by email: ADAcoordinator@edmondok.gov or phone: 405-359-4518.

Stormwater Drainage Advisory Board
Regular Meeting Agenda
City Council Chambers - 22 E. Main Street, Edmond, Oklahoma
4:00 p.m., Monday, June 15, 2026

Notice to the Public

Official action can only be taken on items which appear on the agenda. The Stormwater Drainage Advisory Board may discuss, adopt, approve, amend, reject, deny, strike or continue any item listed on the agenda. When more information is needed to act on an item, the Stormwater Drainage Advisory Board may refer the matter to City of Edmond staff for additional study. Under certain circumstances, items are deferred/continued to a specific later date or stricken from the agenda entirely.

1. Call to Order.

2. Consideration of Approval of Meeting Minutes: April 20, 2026

3. Discussion and Consideration of a Feasibility Study at 2112 Scissortail Lane (Owner: Zac Lohrenz).

4. Discussion of Drainage Concerns on Beechgrove Drive located in Woodland Park IV. Item Continued from April 20, 2026 meeting.

5. Consideration of Approval of Professional Services Agreement Amendment No. 2 with Huitt-Zollars, Inc. for Design of Edgewood Stormwater Infrastructure Improvements; $10,054.00 Increase.

6. Discussion and Presentation of Drainage Utility FY2026 and FY2027 Project Updates.

7. Citizen Comments.

   This is an opportunity for residents and non-residents to address the Stormwater Drainage Advisory Board on Stormwater Drainage Advisory Board related matters not on the agenda or scheduled for a public hearing. All remarks must be directed to the Chair of the meeting, are limited to three minutes or less, and must otherwise be made in accordance with Section I of the

City Council / Public Works Authority rules, available here and upon request at the City Clerk's Office.

Please note that members of the Stormwater Drainage Advisory Board cannot respond to issues brought up in Citizen Comments if they are not on the agenda, in accordance with state law.

8. Comments from the Stormwater Drainage Advisory Board Chair and Members.

9. Adjournment.

Stormwater Drainage Advisory Board **2.**

Meeting Date: 06/15/2026

Submitted For: Steve Lawrence, Director, Engineering

Ward :

Information

Item

Consideration of Approval of Meeting Minutes: April 20, 2026

Attachments

04.20.26 SWAB Meeting Minutes

Stormwater Drainage Advisory Board **Meeting Minutes: April 20, 2026**

1. Call the Stormwater Drainage Advisory Board to order.

Chairman Morris called the regular meeting of the Stormwater Drainage Advisory Board to order at 5:02 pm, Monday, April 20, 2026, in City Hall – Main Street Conference Room A located at 22 E. Main Street, Edmond, Oklahoma. The agenda for this meeting was posted in the City Hall Building on April 15, 2026, at 12:03 p.m.

Members Present: Ken Morris
Victor Carneiro
Barry Moore
Phil Fraim
Jeff Lux

Staff Present: Keith Beatty, Senior Development Engineer
Steve Lawrence, Director of Engineering
Kirsten Ledington, Director of Building and Safety
Audrey Plunkett, Stormwater Engineer
Jeff Byram, Hydrologist

2. Consideration of Approval of Meeting Minutes – January 20, 2026.

Motion by Carneiro, seconded by Fraim, to approve Item #2. Motion carried as follows:

Chairman Morris	Yes
Vice Chair Carneiro	Yes
Board Member Moore	Yes
Board Member Fraim	Yes
Board Member Lux	Abstain

3. Discussion and Presentation of Drainage Concerns on Beechgrove Drive, located in Woodland Park IV.

Kelly Evans, 8517 Beechgrove Drive, stated that there have been no significant changes since the January 20, 2026, Stormwater Drainage Advisory Board (SWAB) meeting. She noted that the erosion-control measures previously installed behind her home had been removed. Ms. Evans also reported that Shawn Forth Homes had installed additional flumes, which have improved drainage conditions for some properties on Beechgrove Drive; however, the improvements have not addressed drainage concerns for properties located uphill from Beechgrove Drive.

Lynn T. Hynes, P.E., LTH Civil and Structural Engineer, stated that, based on his review of the City-approved plans, stormwater on Beechgrove Drive is not flowing in the intended direction. Mr. Hynes presented three conceptual options to address the lot-to-lot drainage issues affecting residents in Woodland Park Phase IV. He explained that the objective of each option is to convey stormwater from the rear of Lots 27 through 42, as well as runoff from the adjacent Edmond Public Schools property to the north, to the retention pond as originally designed.

Mr. Hynes described Option 1, which would allow water to be collected in concrete channels along the rear of each lot. The water would then be conveyed south between the homes, ultimately reaching the street and flowing west toward grated stormwater inlets. Existing storm sewer infrastructure would then transport the water to the retention pond.

Mr. Hynes described Option 2, which would capture runoff north of the property lines of each lot in a concrete channel and direct it westward along the northern property boundary to Lot 26. The water would then be conveyed south through a drop inlet and ultimately discharged into the retention pond.

Mr. Hynes described Option 3, which is similar to Option 2 but utilizes smaller concrete-lined channels to account for significant elevation changes. He explained that a larger channel could create excessive flow of velocities and safety concerns. Instead, smaller channels would direct water to a series of grated inlets, preventing concentrated high-velocity flows at the base of the slope. Approximately four inlets would be required to collect and transport the runoff westward before directing it south to the retention pond.

Mr. Hynes estimated the cost of Option 3 at approximately $750,000, making it the most expensive option. He estimated the costs of Options 1 and 2 to be between $525,000 and $550,000. In his professional opinion, Option 3 represents the safest and least disruptive solution for affected residents.

Chairman Morris stated that he understood the concept of directing water to the existing retention pond and asked whether a smaller retention pond could be constructed instead.

Mr. Hynes responded that such an option may be possible, although he had not evaluated that alternative.

Board Member Fraim stated that the primary question is identifying the funding source for any corrective action. He asked residents how long the drainage issues had existed and whether the problems had persisted for more than two years.

Residents of Beechgrove Drive responded that the issues had existed for approximately one to three years, depending on when individual homes were built or purchased.

Board Member Fraim stated that in his opinion, potential statute-of-limitations concerns may exist and suggested that the most viable avenue for recovery could be through completed operations coverage under the General Liability insurance policies of the builder and developer. He indicated that residents could collectively pursue the matter through formal correspondence, although stronger legal action may ultimately be necessary to bring responsible parties to the table. Given the estimated cost of the proposed solutions, he believed insurance coverage may provide a viable path forward.

Board Member Moore asked residents to summarize any developments that had occurred within the previous 30 to 60 days.

Kaitlyn Roberts, 8601 Beechgrove Drive, stated that Shawn Forth Homes had ceased responding to their communications. As a result, the Roberts family erected a large sign in their front yard requesting that Shawn Forth honor prior commitments to address drainage issues on their property. Mrs. Roberts stated that approximately nine hours after the sign was installed, they received their first communication from Shawn Forth Homes in nearly a year, requesting that the sign be removed. The Roberts family responded that the sign would be removed once the promised corrective work commenced. After two days, the Homeowners Association directed them to remove the sign, and they complied. However, the action resulted in Shawn Forth Homes beginning work on their property. Mrs. Roberts reported that a concrete drainage channel had since been installed along the side of their yard to direct water to the street. She also stated that Shawn Forth Homes had committed to completing additional grading and sod installation in the remainder of the backyard.

Spencer Roberts, 8601 Beechgrove Drive, stated that Shawn Forth Homes had questioned who would address drainage concerns affecting the remaining properties if corrective measures were implemented only on the Roberts' lot.

Board Member Lux referenced the first paragraph of Mr. Hynes' letter to Jody and Kelly Evans regarding the approved paving and storm sewer plans for Woodland Park Phase IV. He asked Mr. Hynes to clarify the meaning of the statement that "the approved plans indicate" how water is intended to flow and whether a grading plan was included in the approved documents.

Mr. Hynes confirmed that an approved grading plan exists.

Board Member Lux asked whether the developer had graded the lots in accordance with the approved plans.

Mr. Hynes stated that, based on the plan notes, final grading is the responsibility of the builder and that, in his opinion, the approved grading requirements do not appear to have been followed.

Board Member Lux sought clarification regarding whether the responsibility rests with the builder rather than the developer.

Mr. Hynes stated that the developer generally establishes building pad elevations and site grades, while the builder is responsible for final grading following home construction.

Board Member Lux observed that developers' contract with builders to construct homes and questioned whether the developer failed to ensure compliance with approved plans through its contractual requirements.

Mr. Hynes responded that he believes the requirement for compliance is included within the approved plans.

Board Member Lux asked whether that would suggest potential liability on the part of both the developer and the builder.

Mr. Hynes responded that he believes that could be the case.

Board Member Lux stated that it appears the primary avenue for resolving the issue would be through corrective action by the developer and builder.

Mrs. Evans stated that she and other residents previously met with representatives from Beacon Homes and Shawn Forth Homes. During that meeting, Beacon Homes informed Mr. and Mrs. Evans that, because they had installed a swimming pool in their backyard, Beacon Homes would not participate further in addressing their concerns. She added that while other discussions occurred with Shawn Forth Homes, the company has not followed through on commitments made to residents.

Mrs. Evans asked whether, with City established requirements that a builder fails to follow, does it ultimately become the responsibility of residents to pursue or compel compliance through the developer.

Board Member Fraim stated that, in his opinion, the City fulfilled its responsibilities during the development approval process. He indicated that he does not see a direct avenue for additional City involvement beyond supporting residents' claims that the development was not constructed in accordance with approved plans. He reiterated that the matter appears to involve completed operations property damage and suggested that affected residents seek assistance in engaging the appropriate representatives of the responsible companies and their insurers. He noted that legal action may ultimately be necessary to enforce accountability.

Board Member Fraim further stated that the issue appears to rest with the builder rather than with any error or omission by the City.

Board Member Moore asked Mr. Lawrence whether he had any additional information to provide.

Mr. Lawrence stated that he believed the information presented was accurate. He explained that the City's role is to ensure that developments comply with applicable codes and requirements during the land-development process. He noted that the City has leverage during development because lots cannot be sold until required improvements are completed and accepted. Once the City accepts those improvements and lot sales begin, individual builders assume responsibility for home construction and final grading. Mr. Lawrence also observed that drainage issues can be exacerbated in east Edmond due to significant topographic changes and that larger homes on relatively smaller lots increase impervious surface coverage, thereby affecting stormwater runoff.

Board Member Moore stated that he would like to organize a town hall-style meeting for Woodland Park Phase IV residents and invite representatives from Beacon Homes and Shawn Forth Homes. He stated that he would like to hear directly from those parties regarding their willingness to assist in resolving the drainage concerns.

Board Member Fraim stated that he would also attend such a meeting.

Board Member Moore stated that while he is uncertain what additional action the City can take, efforts are underway to change policies and codes to help prevent similar situations in the future. He acknowledged that such changes would not address the immediate concerns of affected residents. He stated that he views helping facilitate discussions as part of his role and hopes a community meeting may lead to commitments from responsible parties to resolve the drainage issues. He requested that Mrs. Evans contact him directly to coordinate the date and time.

Board Member Moore stated that he has no additional recommendations at this time.

Steve Murdock, Edmond resident, stated that he has been assisting Mr. and Mrs. Evans regarding their drainage concerns. He recommended that SWAB consider continuing the item at the May 18 meeting. He further requested a clear determination be provided regarding whether the City can or cannot assist the affected residents.

Discussion Only. Voted to continue agenda item to the May 18, 2026, SWAB meeting.

Motion by Moore, seconded by Fraim, to approve continuing agenda Item #3 to the May 18, 2026, SWAB Meeting.
Motion carried as follows:

Chairman Morris	Yes
Vice Chair Carneiro	Yes
Board Member Moore	Yes
Board Member Fraim	Yes
Board Member Lux	Yes

4. Discussion and Consideration of Stormwater Infrastructure Improvements at 611 W. Edmond Rd (Sleepworld).

Keith Beatty, Senior Development Engineer, provided background and historical information regarding drainage and flooding issues affecting the subject property due to drainage conditions associated with the adjacent alleyway. He explained that redevelopment in the area has increased stormwater runoff and flooding concerns. As a result, City staff are recommending and requesting approval to engage a consultant to prepare design and construction plans for paving the alleyway. Mr. Beatty also noted that the homes located north of Sleepworld are situated approximately one foot higher in elevation than the existing buildings located on the south side of the property.

Chairman Morris asked whether the proposed paving design would direct drainage to the center of the alley.

Mr. Beatty responded that the alley would be designed using a typical alley-paving configuration, with drainage directed to the center and flowing from east to west. He added that the alley elevation would be lowered to a point below the elevation of the Sleepworld building.

Board Member Carneiro asked whether the estimated project cost of $212,720.67 was preliminary and, if so, whether the funding would come from the Stormwater Drainage Advisory Board (SWAB) budget.

Mr. Beatty confirmed that the $212,720.67 figure is an estimate. He further stated that, if recommended by SWAB and approved by the City Council, the project would be funded through the drainage program; however, the estimated amount is not currently included in the budget.

Board Member Moore asked whether there were any alternative funding sources available for the project.

Mr. Beatty stated that the project could be funded through the drainage budget, but because the project is not currently budgeted, a budget amendment may be necessary.

Chairman Morris asked whether the developer bears any responsibility for the ongoing drainage issues.

Steve Lawrence, Director of Engineering, stated that although the area now contains more impervious surface coverage than when the homes were originally constructed in the 1920s, the developer complied with all applicable City ordinances and codes. He explained that drainage issues in the area are largely attributable to the fact that the neighborhood was not originally designed with modern stormwater infrastructure. Mr. Lawrence noted that the proposed project should be viewed as a broader drainage improvement for the area.

Chairman Morris asked whether the proposed drainage system would eventually transition underground.

Mr. Beatty stated that there is currently no underground stormwater infrastructure available to receive the runoff, and that drainage would continue to discharge toward Howard Street. He further explained that a future storm sewer project, which is currently in the design phase, will ultimately provide a new drainage system that will bypass Howard Street and convey stormwater to the new system located at Edmond Road.

Chairman Morris asked if there were any other questions to staff. No Board Member responded.

Motion by Fraim, seconded by Moore, to approve agenda Item #4. Motion carried as follows:

Chairman Morris	Yes
Vice Chair Carneiro	Yes
Board Member Moore	Yes
Board Member Fraim	Yes
Board Member Lux	Yes

5. Consideration of Approval of Professional Services Agreement with MKEC Engineering, Inc. for On-Call Hydrologic and Hydraulic Engineering Services; Not to Exceed $100,000.00.

Keith Beatty, Senior Development Engineer, stated that the proposed professional services agreement would authorize the Drainage Utility Department to engage the consultant on an as-needed basis to provide hydrologic and hydraulic engineering services.

Chairman Morris asked the Board if there were any questions from the Board Members.

Motion by Lux, seconded by Carneiro, to approve agenda Item #5. Motion carried as follows:

Chairman Morris	Yes
Vice Chair Carneiro	Yes
Board Member Moore	Yes
Board Member Fraim	Yes
Board Member Lux	Yes

6. Citizen Comments.

Taylor Wilson, Edmond resident, asked, "What are we going to do as a team in the future to prevent drainage issues in alleys, such as the one that happened for Sleepworld?"

7. Comments from the Stormwater Drainage Advisory Board Chair and Members.

None.

8. Adjournment. There being no more business, a motion was made to adjourn by Board Member Moore and seconded by Board Member Carneiro. Motion passed unanimously. Chairman Moore adjourned the meeting at 5:44 p.m.

Ken Mooring

Chairman, Stormwater Drainage Advisory Board

4/20/26

Date

Stormwater Drainage Advisory Board **3.**

Meeting Date:	06/15/2026
Submitted For:	Steve Lawrence, Director, Engineering
	Email: Steve.Lawrence@edmondok.gov , Phone: 405-359-4770
Submitted By:	Audrey Plunkett, Stormwater Engineer, Engineering
Ward:	2
City Council Strategic Plan:	N/A

Information

Item

Discussion and Consideration of a Feasibility Study at 2112 Scissortail Lane (Owner: Zac Lohrenz).

Background

Zac Lohrenz, owner of the property located at 2112 Scissortail Lane (Rolling Creek Addition), has reported drainage issues pertaining to a bar ditch along the frontage of the property and a drainage easement along the north and east boundaries of the property. A drainage matrix survey was submitted by Mr. Lohrenz and assigned a score of 100 points by Staff. This total is less than the 150-point threshold established by the Stormwater Drainage Advisory Board to merit additional review by Staff.

Time Frame

Immediate upon City Council approval.

Issue

A drainage matrix survey has been evaluated by Staff and assigned a score of 100 points. This total is less than the established minimum threshold to pursue further investigation at this time.

Recommendations

Staff does not recommend approval because this situation does not meet the minimum point threshold established by SWAB to pursue further investigation, such as a feasibility study.

Action Needed

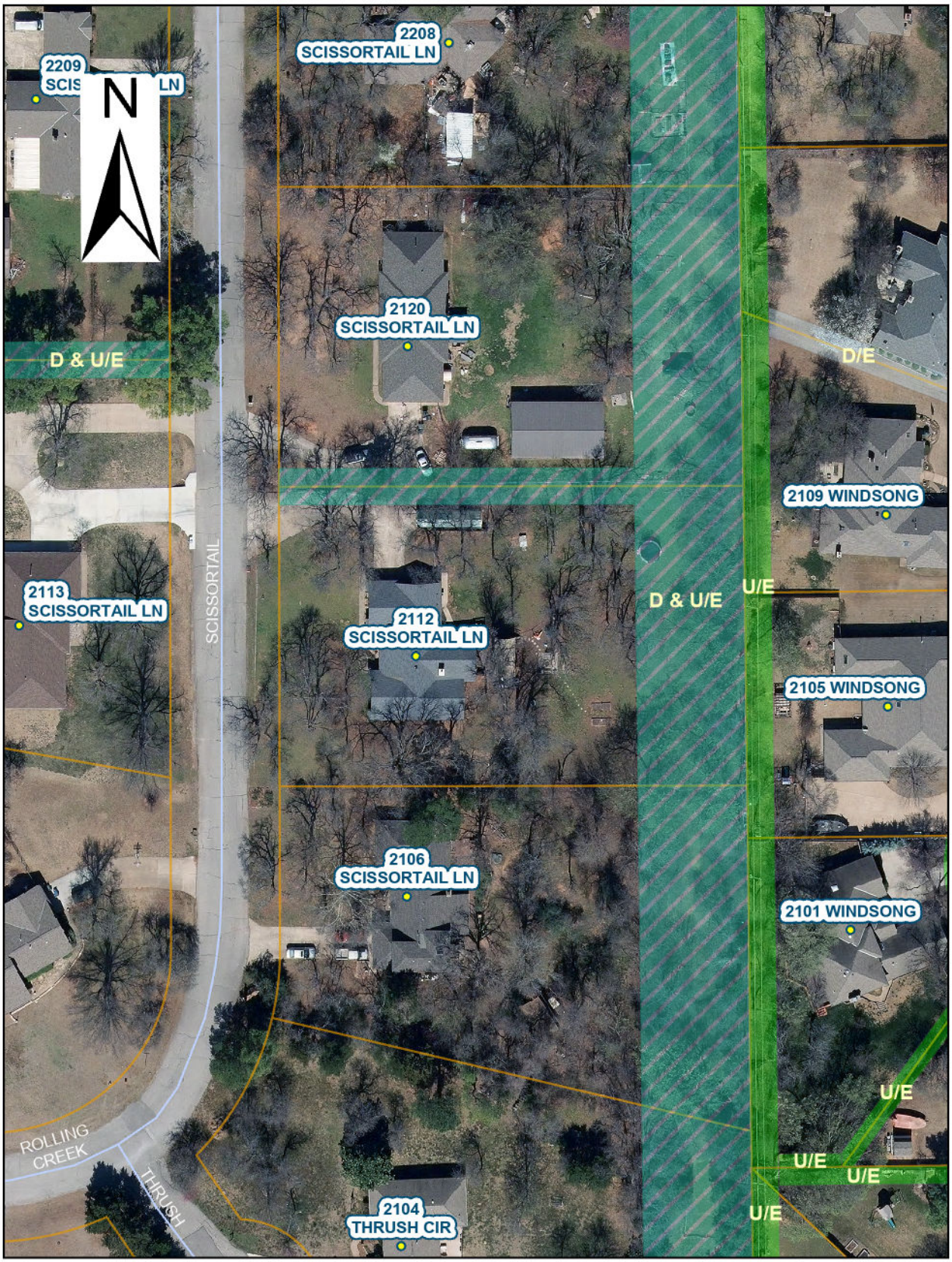
Motion to Approve.

Public Notification

Posted to Stormwater Drainage Advisory Board Agenda.

Attachments

Location Map
Survey Response Letter
Presentation



2112 Scissortail Lane (Rolling Creek Addition) 1" is equal to 80'

April 20, 2026

Zac Lohrenz
2112 Scissortail Lane
Edmond, Oklahoma 73034

Re: Stormwater Drainage Situation

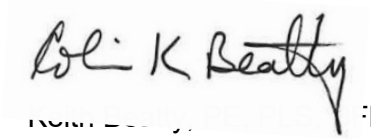
Dear Mr. Lohrenz:

The City of Edmond Engineering Department has recently evaluated and rated your drainage situation comparative with all other currently reported drainage issues. This evaluation results in a numerical rating based upon several factors including your responses and comments received from the 11-category Prioritization Survey, field investigations, and research of historical design documents. Recorded high water levels or documented rain events are used where applicable.

Please be aware that many reported problems are in the prioritization list waiting to be addressed. The Storm Water Drainage Advisory Board (SWAB) typically funds the prospective projects on a priority basis using the numerical rating described above and has set an initial rating of 150 as the minimum necessary to warrant further investigation or action by the City. After detailed review, your situation scored less than the minimum necessary with a total of 100 points. Please note that all requests are retained in our review process. Once higher rated locations are addressed, the remaining locations move up based upon their score to be reconsidered at a later date.

Please contact this office with any questions you may have, or if we may be of further assistance.

Sincerely,



Keith Beatty, PE, PMP, CFM
Senior Development Engineer | City of Edmond
Engineering | Drainage Utility
405-359-4772
Keith.beatty@edmondok.gov

Cc: Stephen Lawrence, PE Director of Engineering
File

Stormwater Drainage Concern

2112 Scissortail Lane, Edmond, Oklahoma 73034

Submitted by: Zac Lohrenz | City Request 2108399

Background

This property is Lot 3, Block 6 of the Rolling Creek Addition, platted in 1969. The original drainage design directed stormwater via a roadside drainage ditch along Scissortail Lane into an 18-inch pipe under the street, then eastward through a 20-foot drainage and utility easement along the north property line, then northward through a 60-foot drainage and utility easement on the east boundary to a natural low-elevation outfall on the neighboring lot to the north.

The roadside ditch along the property frontage has been filled in and non-functional since at least 2010, confirmed in writing by City Hydrologist Jeff Byram on March 12, 2026 (City Request 2108399). This was an unauthorized alteration by a previous owner, not approved by the city. The current property owner did not cause this condition.

Issue 1: The Designed Drainage System No Longer Functions

The roadside ditch is the first link in the designed water conveyance chain. Without it:

- Stormwater that should enter the 18-inch pipe does not.
- Approximately 1.0 acre of drainage area in front of the property has no ditch to capture and direct runoff, per the city's own drainage area calculations.
- Stormwater instead flows overland across the front yard, across the driveway, and toward the house.
- Active soil erosion has occurred at the road edge adjacent to the filled ditch.

The wooden railroad ties installed by a prior owner are the only structure that has compensated for the missing ditch bank. They are now failing. Without them, erosion would be significantly more aggressive than what is currently documented. The current owner has not removed them precisely because the city has not acted and they remain the only barrier to accelerating damage.

The current owner did not fill the ditch. The current owner did not install the railroad ties. The current owner inherited a failed drainage system and an unauthorized workaround, both caused by a previous owner on a city-regulated right-of-way.



Issue 2: A Later Development Changed the Drainage Design Without Any Update

The city's own scoring document states explicitly that the Faircloud II neighborhood to the east was not yet constructed when the original Rolling Creek drainage design was built. The original design directed overflow to a natural low elevation on the neighboring lot to the north.

City's Report: "Collected bar ditch water is then directed eastward to the rear 60' D&U/E, thence northward through lot 2 **where it exited the neighborhood** at the pre-developed, natural low elevation. This construction predates the detention requirement. **The east adjacent neighborhood of Faircloud II was not yet constructed."**

Faircloud II's construction altered the downstream drainage basin. The city approved that development. No update to the Rolling Creek drainage design appears to have been made to account for the changed downstream conditions or increased water flow. The detention pond requirement postdates the original construction and was never applied retroactively to this neighborhood.

The result: the Rolling Creek drainage system was designed for conditions that no longer exist. The city permitted a development that changed those conditions and did not require any mitigation. The hydraulic load on this property has increased beyond what the original system was designed to handle, through no action of the current or any prior Rolling Creek property owner.

This is a city planning and approval failure with direct, ongoing consequences to this property.

Issue 3: The City Has Misrepresented Its Own Ordinance in Its Responses to This Complaint

This complaint has been met with a pattern of responses that expand, restate, or mischaracterize the city's own code in ways that are not supported by the actual text.

Misrepresentation 1: What the ordinance actually assigns to the property owner

In written correspondence dated March 23, 2026, Director of Engineering Steve Lawrence stated that under city standards STD-400 Section V(G), the property owner is responsible for "maintenance, restoration and/or repair" of the bar ditch.

The actual text of STD-400 Section V(G) reads:

"The maintenance of the bar ditch is the responsibility of the property owner."

That is the complete provision. The words "restoration" and "repair" do not appear in it. Maintenance describes keeping a functioning system functioning. Restoration and repair describe returning a failed or structurally altered system to a prior condition. Those are categorically different obligations. A city engineer adding language to an ordinance in an official written response to a resident complaint, in order to expand that resident's liability, is misrepresentation.

Misrepresentation 2: What the city's own code requires of the city

Title 23 Section 23.10.020(A) of the Edmond Code of Ordinances assigns the following responsibility explicitly to the City Manager, not to property owners:

*maintaining, operating, improving, **repairing, replacing, and reconstructing** the stormwater drainage system.*

The roadside ditch on Scissortail Lane is part of the stormwater drainage system. It does not function. It was altered without city approval. The city has been aware of this condition since at least the filing of this complaint in early 2026, and aware that the condition predates the current owner. The city's statutory obligation to reconstruct a non-functioning component of the stormwater drainage system has not been discharged by directing the property owner to pull a permit and do it themselves.

What is actually being requested

The current property owner is not asking the city to replace the railroad ties. The railroad ties are unauthorized. If the city determines they must be removed to properly restore drainage conveyance through this right-of-way, that is an acceptable outcome. The request is simple: the city should do

what Title 23 Section 23.10.020(A) requires it to do. Restore conveyance chain to a component of the stormwater drainage system located in the public right-of-way, altered without city approval, causing documented damage to adjacent private property.
The Stormwater Drainage Advisory Board has the authority to direct that outcome. The scoring process and the discretionary capital improvement funding process are separate from the city's baseline legal obligation under its own ordinance. A score below 150 does not extinguish that obligation, as the city's own April 26, 2026 written response to this complaint explicitly acknowledged: “This scoring does not constitute a determination that the City has no obligations under Title 23 or other applicable ordinances (including Section 23.10.020(A) regarding maintenance and reconstruction of the stormwater system).”

Issue 4: The Prioritization Score Contains Errors Based on the City's Own Data

The preliminary score of 100 points contains demonstrable scoring errors. Each challenged category is supported directly by the city's own drainage area calculations and design documents included in the scoring report.

Category 1 - Effects on Health and Safety: Scored 2, should be 4

Scored as "Inconvenience." The scoring guide assigns a rating of 4 ("Low Risk") to situations involving yard flooding with large areal extent and gradual erosion posing future threat to a habitable structure. That the water is running within 10 feet of my house is not hypothetical- I sent the city the photos and erosion showing it eroding soil away from the sidewalk attached to my house.









Documented conditions include: large-area rear yard flooding, erosion channels approaching the house foundation, soil actively undercutting a concrete pad adjacent to the house, and recurring structural displacement of the rear fence. These conditions meet the rating-4 definition, not rating-2.

Corrected: 4 x weight of 5 = 20 points (was 10). Difference: +10 points.

Category 2 - Type and Extent of Damage: Scored 2, should be 3 to 4

Scored as "minimal depth, shallow surface erosion." The scoring guide assigns 2 to 4 points for land loss due to erosion.







Documented conditions include defined erosion channels cutting across the full yard, a concrete structure being actively undercut, and a fence structurally displaced from its footing. This is land loss due to erosion with structural implications, not ‘minimal surface erosion.’

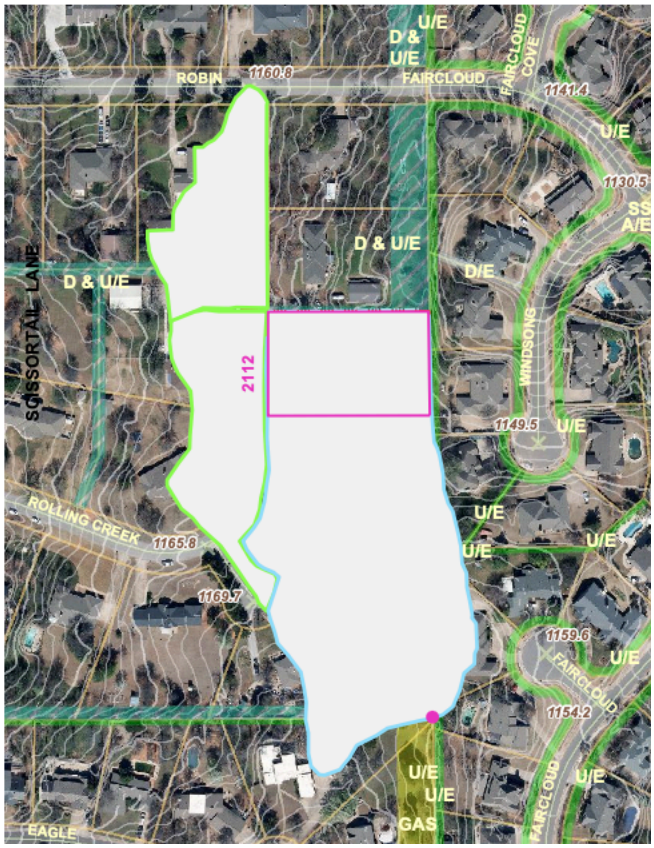
Corrected: 3 x weight of 4 = 12 points minimum (was 8). Difference: +4 points.

Category 3- Number of people affected: Scored 12, should be 28

The city scored this category based on two residential units: those who submitted this complaint. The scoring guide directs that this category be applied to the number of units currently experiencing the stormwater problem, not the number who filed a report.

The city's own field investigation report states explicitly that "other properties along the street do not" have functioning ditches. Their own street-view photographs document non-functional ditch conditions along the full length of Scissortail Lane in both directions. The city's drainage area map shows 4-5 properties on the east side of the street and 3-4 on the west side sharing the same non-functional drainage system. That is 7-9 residential units, not 2, all experiencing the same condition caused by the same failed conveyance system.

The scoring guide assigns R=7 to 6-20 affected residential units.



Corrected: 7 x weight of 4 = 28 points (was 12). Difference: +16 points.

Category 4 - Size of Area Directly Affected: Scored 1, should be 5

Scored as less than 1 acre. This is the most significant scoring error and is contradicted directly by the city's own drainage area calculations in the same report:

- 2.20 acres draining to the exit of the 18-inch pipe, flowing through the 20-foot drainage easement along the north boundary.
- 4.20 acres flowing overland to the northeast corner of the property through the 60-foot drainage and utility easement.
- Approximately 1.0 acre draining to the front of the property with no ditch conveyance.

Total contributing drainage area: approximately 7.4 acres. The scoring guide includes areas of indirect effect in the size calculation. A contributing drainage area of 7.4 acres with a failed conveyance system falls in the 6 to 39 acre range (rating of 5), not under 1 acre.

Corrected: 5 x weight of 3 = 15 points (was 3). Difference: +12 points.

Category 5 – Frequency of Rain: Scored 6, should be 8

The city scored this category at R=6, corresponding to heavy rains occurring 1-2 times per year. This does not reflect Edmond's documented rainfall patterns or the photographic record in this submission. According to NOAA, Edmond receives precipitation an average of 75 days per year, with the spring months of April through June averaging 7-10 rain days per month. The scoring guide assigns R=8 to situations occurring during moderate rains 3-5 times per year. A non-functional drainage system in a climate that produces measurable rainfall on 75 days annually does not produce overland flow only

1-2 times per year, it produces overland flow every time rainfall exceeds the infiltration capacity of a yard with no designed conveyance outlet.
The photographic record submitted with this complaint documents visible erosion, overland flow, and property damage from multiple separate rain events across 2024, 2025, and 2026. The erosion channels visible in the submitted photos are not the product of one or two heavy storms; they are the cumulative result of repeated moderate and heavy rain events over multiple seasons.
The condition in this case is also not limited to flooding. The scoring guide assigns R=3 to constant erosion slowly occurring in a drainage channel. The submitted photos document both recurring overland flow at moderate-to-heavy rain frequency and ongoing background erosion between events. Where multiple frequency categories apply, the guide directs the use of the higher rating.
Corrected: 8 x weight of 3 = 24 points (was 18). Difference: +6 points.

Category 6 - Number of Years the Problem Has Existed: Scored 5, should be 7

Scored as 10 to 19 years based on the 2010 aerial photograph. However, the drainage and utility easement has tree growth indicating long-term maintenance neglect that predates 2010. The Rolling Creek Addition was platted in 1969 and no drainage calculations were found in city archives. If the drainage system has been functionally inadequate since Faircloud II was constructed and changed the original design conditions, the problem period may be 20 to 40 years, warranting a rating of 7.

Corrected: 7 x weight of 2 = 14 points (was 10). Difference: +4 points.

Category 8 - Investment Protection of the Stormwater System: Scored 1, should be 6

Scored as "No current infrastructure in danger." The city's own report notes the 18-inch pipe under Scissortail Lane is partially filled with leaves and recommended that Public Works clean it. The scoring guide assigns a rating of 6 to 8 where maintaining one part of the system prevents failure of a larger part. The city also documented water undercutting of Scissortail road itself and had ATT remediate it already; this was still caused by stormwater with nowhere to go. Backfilling the erosion does not solve the underlying stormwater drainage issue.



A partially blocked pipe feeding into a non-functional ditch and an unmaintained drainage easement with tree growth is infrastructure at progressive risk of failure. The city's own recommendation to have Public Works address the pipe and statement regarding directing ATT to backfill acknowledges this.

Corrected: 6 x weight of 2 = 12 points (was 2). Difference: +10 points.

Corrected Score Summary

Category	Original	Corrected	Difference	Notes
1. Effects on Health and Safety	10	20	+10	Large-area flooding, foundation erosion
2. Type and Extent of Damage	8	12-16	+4-8	Land loss, structural undercutting
3. Number of People Affected	12	28	+16	7-9 properties per city report
4. Size of Area Affected	3	15	+12	City data shows 7.4 contributing acres
5. Frequency of Problem	18	24	+6	Edmond avg 75 days/yr
6. Years Problem Has Existed	10	14	+4	Likely 20+ years per Faircloud II timeline
7. Environmental Impact	12	12	0	
8. Investment Protection	2	12	+10	Partially blocked pipe under street
9. Physical Condition of System	16	16	0	
10. Source of Runoff	6	6	0	6.4 acres of designed public ROW flow
11. Leverage of Dollars	3	3	0	
TOTAL	100	162-170		Exceeds 150-point threshold

Procedural Concern: Staff Liaison Conflict of Interest

Keith Beatty holds three simultaneous roles in this matter.

- He is the Senior Development Engineer who signed the April 20, 2026 denial letter.
- He is the staff member whose department declined to rescore after receiving a detailed written challenge supported by the city's own data.
- He is the designated staff liaison to this board, responsible for presenting items for its consideration.

These roles are in direct conflict. The board's function is to provide an independent review of staff determinations. A staff member presenting to a board he administers on a matter he personally adjudicated and declined to reconsider is not a neutral presentation; it is a staff member defending his own decision to the oversight body that exists to check it.

This concern is compounded by the following language from Mr. Beatty's May 15, 2026 written response to the applicant, sent before this board had heard the matter:

"Based on the current evaluation and funding constraints, it is unlikely to change the outcome regarding City-funded work."

Characterizing the board's conclusion to a resident before the hearing has taken place is an inappropriate exercise of staff influence over an independent review process. The board has not heard this case. Staff does not have the authority to predict or signal its outcome. That the staff liaison, the same person who scored, denied, and declined to rescore this matter, made this statement is a direct conflict with the board's independence.

The applicant respectfully requests that the board acknowledge these circumstances before proceeding, consider whether Mr. Beatty should present this item, and reach its own conclusion without deference to a staff determination that was made by the same individual now presenting it.

Requested Actions

- Rescore the prioritization matrix using the corrected values supported by the city's own drainage area calculations and design documents.
- Address the blocked drainage easement. The 20-foot drainage easement along the north property line is the city's responsibility. Tree growth blocking the discharge point of the designed conveyance system must be cleared before any restoration of the roadside ditch can be effective.
- Acknowledge the Faircloud II drainage impact. The city approved a downstream development that altered the pre-development drainage conditions this neighborhood was designed around. The Rolling Creek drainage system has never been updated to account for that change. That is a city planning obligation, not a property owner obligation.
- Clean the 18-inch pipe under Scissortail Lane. The city's own report recommended Public Works address the partially filled pipe. This is city infrastructure and its condition directly affects the functioning of the entire downstream conveyance chain.

The current property owner is not asking the city to replace the railroad ties or compensate for the prior owner's unauthorized fill. The request is for the city to fulfill its obligations under City Code Title 23 Section 23.10.020(A) to maintain and reconstruct the stormwater drainage system, specifically the blocked drainage easement and the downstream drainage capacity that was changed when Faircloud II was permitted, and to rescore this submission accurately using the city's own data.

Zac Lohrenz | 2112 Scissortail Lane, Edmond, OK 73034 | zaclohrenz@gmail.com

Stormwater Drainage Advisory Board **4.**

Meeting Date:	06/15/2026
Submitted For:	Steve Lawrence, Director, Engineering
	Email: Steve.Lawrence@edmondok.gov , Phone: 405-359-4770
Submitted By:	Audrey Plunkett, Stormwater Engineer, Engineering
Ward:	2
City Council Strategic Plan:	N/A

Information

Item
Discussion of Drainage Concerns on Beechgrove Drive located in Woodland Park IV. Item Continued from April 20, 2026 meeting.

Background
The residents located at Beechgrove Drive located in Woodland Park IV have been experiencing lot to lot drainage issues. A townhall meeting was held on May 12, 2026 with residents and builders.

Discussion only. No vote required.

Time Frame
N/A

Issue
Drainage concerns in Woodland Park IV.

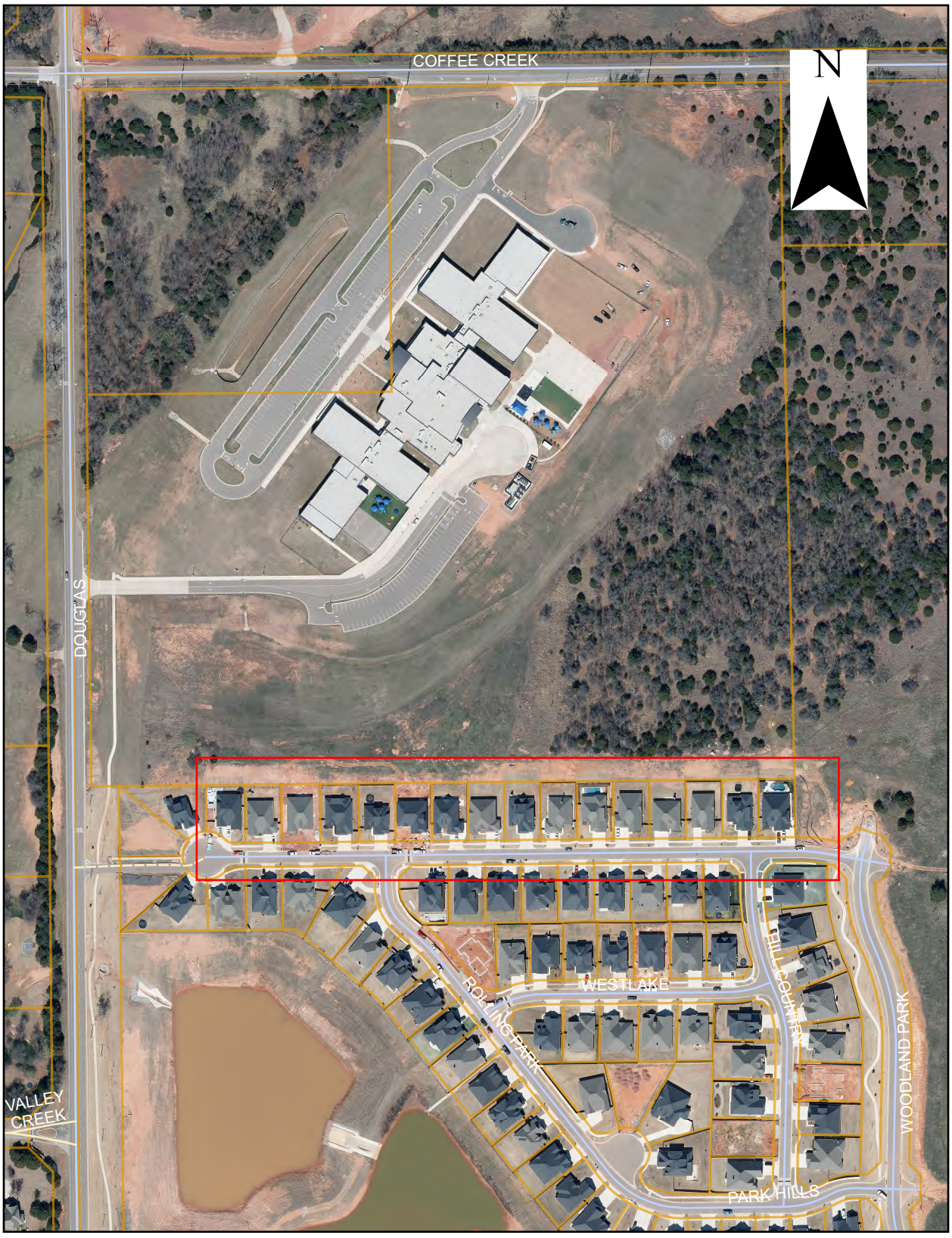
Recommendations
N/A

Action Needed
N/A

Public Notification
Posted to Stormwater Drainage Advisory Board Agenda.

Attachments

Beechgrove Location Map



Beechgrove Drive - Woodland Park Addition

1" is equal to 300"

Stormwater Drainage Advisory Board **5.**

Meeting Date:	06/15/2026
Submitted For:	Steve Lawrence, Director, Engineering
	Email: Steve.Lawrence@edmondok.gov , Phone: 405-359-4770
Submitted By:	Audrey Plunkett, Stormwater Engineer, Engineering
Ward:	3
City Council Strategic Plan:	N/A

Information

Item

Consideration of Approval of Professional Services Agreement Amendment No. 2 with Huitt-Zollars, Inc. for Design of Edgewood Stormwater Infrastructure Improvements; $10,054.00 Increase.

Background

The property at 1704 Edgewood Drive is experiencing overland stormwater flow through the backyard, resulting in impact to the structure. A feasibility study was conducted by Huitt-Zollars, Inc. to analyze existing conditions and identify solutions to minimize structure flooding. The feasibility study recommended construction of stormwater infrastructure improvements to direct stormwater runoff away from the structure at 1704 Edgewood Drive. Agreement Amendment No. 1 was necessary to provide plans and specifications for construction of the stormwater infrastructure improvements. During the design phase, Staff decided additional plan sheets and design modifications were needed beyond the scope included in Amendment No. 1. This proposed Agreement Amendment No. 2 is necessary to produce final construction plans based on these changes.

This proposed Agreement Amendment No. 2 will add $10,054.00 to the existing contract to include professional services needed to further provide plans and specifications for construction of the stormwater infrastructure improvements. See attachment for a breakdown of the fee.

Original Agreement Amount: $15,800.00
Agreement Amendment No. 1: $16,700.00
Agreement Amendment No. 2: $10,054.00
Total Agreement Amount: $42,554.00

Time Frame

Immediate upon City Council approval.

Issue

Professional services are necessary to produce plans and specifications for construction.

Recommendations

Staff recommends approval.

Action Needed

Motion to Approve.

Public Notifications

Posted to Stormwater Drainage Advisory Board Agenda.

Fiscal Impact

Amount:	$10,054.00
Account:	568038-8319 Drainage Utility - Consulting Fees & Professional Svs

Additional Information :

Attachments

Location Map

Amendment No. 2



SCALE: 1"= 200'

The City of Edmond disclaims any warranty or merchantability of warranty for fitness of use for a particular purpose, expressed or implied, with respect to this data. Furthermore, the City of Edmond disclaims any responsibility for the accuracy or completeness of this data.

1704 EDGEWOOD DRIVE
LOCATION MAP

This is Exhibit K, consisting of 1 page, referred to in and part of the Agreement between Owner and Engineer for Professional Services dated November 27, 2023.

AMENDMENT TO AN AGREEMENT
AUTHORIZATION FOR ADDITIONAL SERVICES

Date: June 2nd, 2026
Client: City of Edmond
Project: Edgewood Drive Drainage Improvements Feasibility Study
HZ Job No. R317196.01
Services Requested By: City of Edmond

Client hereby authorizes Huitt-Zollars, Inc. to perform the following Additional Services as described below:

It is understood and agreed that this authorization is an Amendment to the original Agreement between Client and Huitt-Zollars, Inc. dated Nov 27th, 2023, and incorporates by reference the terms and conditions of said Agreement.

Scope for Additional Services:
Huitt-Zollars shall revise civil engineering plans to incorporate the removal of one existing tree, the extension of an existing concrete drainage channel to properly tie into the curb, and associated adjustments to site grading and paving. All affected civil plans will be updated accordingly, including grading, drainage, and paving sheets, and the associated hydrologic calculations and drainage report will be revised to reflect the updated conditions and confirm that no adverse impacts occur to the proposed or downstream drainage system.

Compensation for Additional Services shall be:

_____ Additional services will be completed on an hourly basis not to exceed amount of $ _____. See original Agreement for hourly rate schedule.

__X__ Additional services will be completed on a lump sum basis for the sum of $ 10,054.

_____ Reimbursable expenses associated with the Additional Services are estimated to be $ _____. See original Agreement for compensation of reimbursable expenses.

Schedule for Additional Services:
Huitt-Zollars shall complete the scope for Additional Services within (21) calendar days from execution of this Amendment.

The parties have caused this Amendment to be executed as of the dates written below.

Huitt-Zollars, Inc.	**Client**
By: _____	By: _____
Print Name: Steve Harris	Print Name: _____
Title: Vice President	Title: _____
Date: 06/02/2026	Date: _____

Stormwater Drainage Advisory Board **6.**

Meeting Date:	06/15/2026
Submitted For:	Steve Lawrence, Director, Engineering
	Email: Steve.Lawrence@edmondok.gov , Phone: 405-359-4770
Submitted By:	Audrey Plunkett, Stormwater Engineer, Engineering
Ward:	Citywide
City Council Strategic Plan:	N/A

Information

Item

Discussion and Presentation of Drainage Utility FY2026 and FY2027 Project Updates.

Background

Drainage Utility will provide status updates for ongoing fiscal year 2026 projects and anticipated fiscal year 2027 projects.

Time Frame

N/A

Issue

N/A

Recommendations

N/A

Action Needed

N/A

Public Notification

Posted to Stormwater Drainage Advisory Board Agenda.

Attachments

Presentation

Drainage Utility
Project Updates FY26 and FY27

June 15, 2026

Keith Beatty, PE, CFM
Director of Drainage Utility

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Completed Projects

- Augusta Ave & Kickingbird Golf Course Stormwater Drainage Improvements



Completed Projects

- Augusta Ave & Kickingbird Golf Course Stormwater Drainage Improvements



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Completed Projects

- Augusta Ave & Kickingbird Golf Course Stormwater Drainage Improvements



Completed Projects

- Huntwick II Stormwater Infrastructure Improvements Phase 1



Completed Projects

- Huntwick II Stormwater Infrastructure Improvements Phase 1



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Completed Projects

- Huntwick II Stormwater Infrastructure Improvements Phase 1



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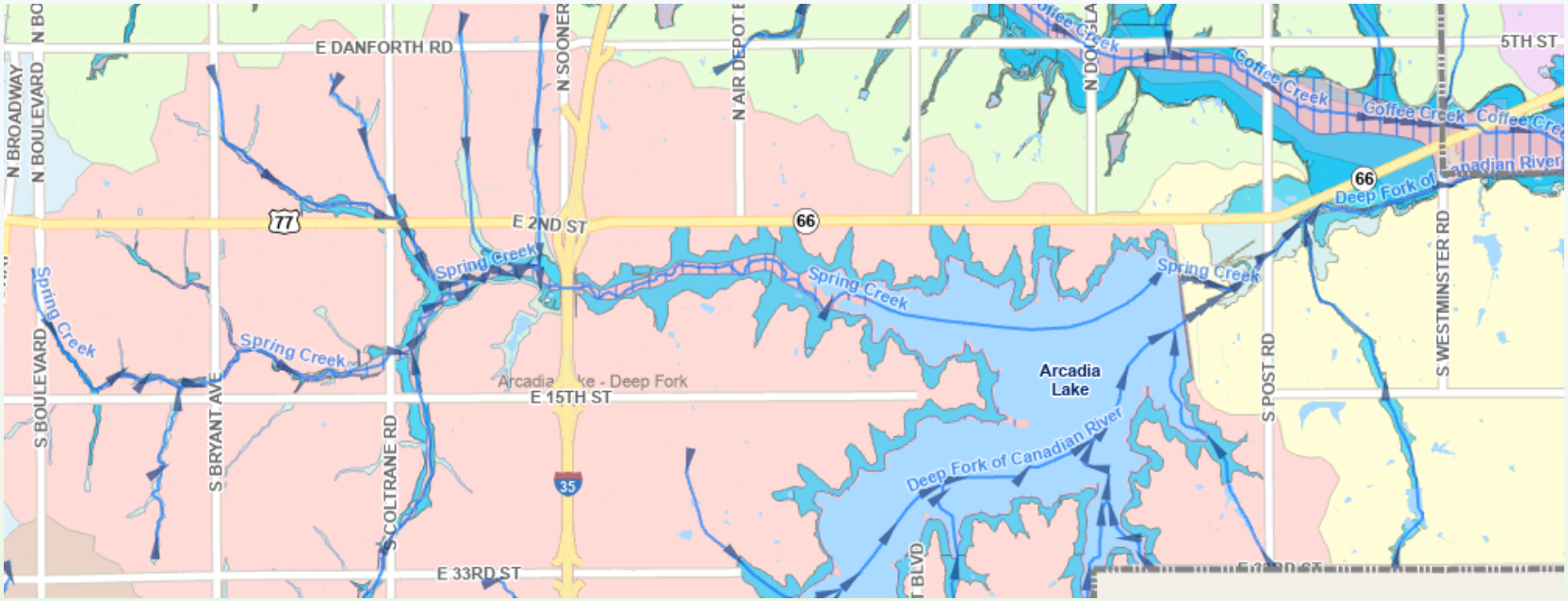
Drainage Utility
FY2026 Project Updates

- Projects in Design Phase/In Progress
  - Stormwater Infrastructure Survey Phase 1
  - Huntwick II Detention Pond Rehab Phase 2
  - Bradbury Corner Stormwater Infrastructure Improvements
  - Edgewood Stormwater Infrastructure Improvements
  - Courtney Lane Stormwater Infrastructure Improvements
  - Hollowdale Culvert Replacement
  - Ridgecrest Stormwater Infrastructure Improvements
  - Signal Ridge Detention Pond Rehab
  - Summer Oaks North and South Detention Ponds Rehab
  - Main Street Area Stormwater Infrastructure Improvements
  - UCO Area Drainage Study
  - Willowood – Lonsdale Channel Scour Protection
  - On-Call Projects

Drainage Utility

FY2027 8319 – Consulting and Professional Services

- Field survey of existing stormwater infrastructure Phase 2
- On-call Hydrologic and Hydraulic Consulting
- Deep Fork Master Drainage Study



Drainage Utility
FY2027 8401 - Capitalized Consulting Costs (Design)

- Detention Pond Rehab
- Project Easements
- LID Pilot Projects



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Drainage Utility
FY2027 8404 - Land Betterments (Construction)

- Capitol View Stormsewer Infrastructure Improvements
- Bradbury Corner Stormsewer Infrastructure Improvements
- Edgewood Stormwater Infrastructure Improvements
- Hollowdale Stormsewer Infrastructure Improvements
- Huntwick II Detention Pond Rehab Phase 2
- Willowood Scour Protection
- Detention Pond Rehab



Questions?



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