

**TOWN OF SOUTH BETHANY**  
**SLR & SS Committee Meeting Minutes**  
**Wednesday, October 28, 2015 at 10:00 AM**  
**Location: South Bethany Town Hall**

1. Call meeting to order	George Junkin
2. Status Report and discussion relative to SLR Grant with ANCHOR	George Junkin
3. Discuss Ram's recommendations on the infrastructure prioritization.	All
4. Flood Damage Mitigation and Flood Insurance Costs - Handouts	Jim Gross
5. What else should we be doing?	All
6. Date for next meeting	All
6. Adjournment	

**Agenda Item 1.** George Junkin called the meeting to order at 10:00 AM. Members present were George Junkin, Jim Gross, Frank Weisgerber, Dave Wilson and Dick Oliver. Jack Whitney was present as an interested homeowner.

**Agenda Item 2.** Status Report and discussion relative to SLR Grant with ANCHOR. The grant is on schedule.

**Agenda Item 3.** Discuss Ram's recommendations on the infrastructure prioritization. Jack Whitney made the comment that he felt that the infrastructure prioritization should be done after the inundation maps are done. George Junkin made the comment that maybe the prioritization should have been done before we collected the elevation data. There was lots of discussion on what the ranking should be. There was also discussions on how we deal with storm events, if we only look at sea level rise. In the inundation maps do we use mean high water or mean sea level or some other value? Which tide gage do we use as a reference; the tide gage in our canals, the tide gage at Ocean City, the tide gage at Lewes or some other gage? Since there was so much discussion confusion, the committee

decided that they should meet with Ram, face to face, to obtain his inputs. [Update; A lunch meeting has been scheduled with Ram in the Lewes/Rehoboth area on November 14.] Charts that were discussed are copied below. There are a lot of red comments on the charts. None of the comments have been agreed to. They are here for information since they were discussed. No decisions were made.

**South Bethany SLR Study:  
Critical Infrastructure  
Prioritization**

October 9, 2015

This presentation was prepared to assist FEMA for the Special South Bethany study using FEMA funds under the 404-1041-000-0000 from the Federal Flood Programs and the Office of Storm Management (OSM), National Oceanic and Atmospheric Administration (NOAA), U.S. Department of Commerce. The presentation is for informational purposes and does not constitute an offer of the services and support provided by the Office of the OSM, FEMA or the U.S. Department of Commerce.

**Types of Infrastructure**

- Transportation
  - Streets, Highways, Evacuation Routes
- Drinking Water
  - Safety, Treatment and Distribution
- Sanitary Sewer
  - WWT, Septic Systems, Sanitary Collector, Storm
- Electrical Power/Telephone/Cable
  - Ground Transformers, Lift Station, Above ground distribution systems
- Flood Protection
  - Bulkheads, Catch-basins, Storm sewers
- Open Space
  - Wetlands and other green space
- Beaches and Dunes
- Homes and Buildings

**Evaluation Criteria**

- Public Safety
- Property Value
- Quality of Life
- Cost Effectiveness: **How is this determined?**

**Prioritization Table: Arrange by Total Score**

Infrastructure Type	Public Safety	Property Value	Quality of Life	Cost Effectiveness	Total Score
Transportation	4	3	3	3	13
Drinking Water	4	2	3	2	11
Sanitary Sewer	4	2	3	2	11
Electrical Power	4	2	3	2	11
Flood Protection	4	4	4	2	14
Open Space/Wetlands	3	2	3	3	11
Beaches/Dunes	4	3	3	2	12
Homes/Buildings	4	4	3	1	12

*Cost effectiveness should be reevaluated after foundation study.*

**Georges comment - I arranged them by score:**

Infrastructure Type	Public Safety	Property Value	Quality of Life	Cost Effectiveness	Total Score
Flood Protection	4	4	4	2	14
Transportation	4	3	3	3	13
Electrical Power	4	2	3	2	11
Homes/Buildings	4	4	3	1	12
Drinking Water	4	2	3	2	11
Sanitary Sewer	4	2	3	2	11
Beaches/Dunes	3	3	3	2	11
Open Space/Wetlands	3	2	3	3	11

**Conclusions and Recommendations**

**Need a rationale for no analysis of the other infrastructure.**

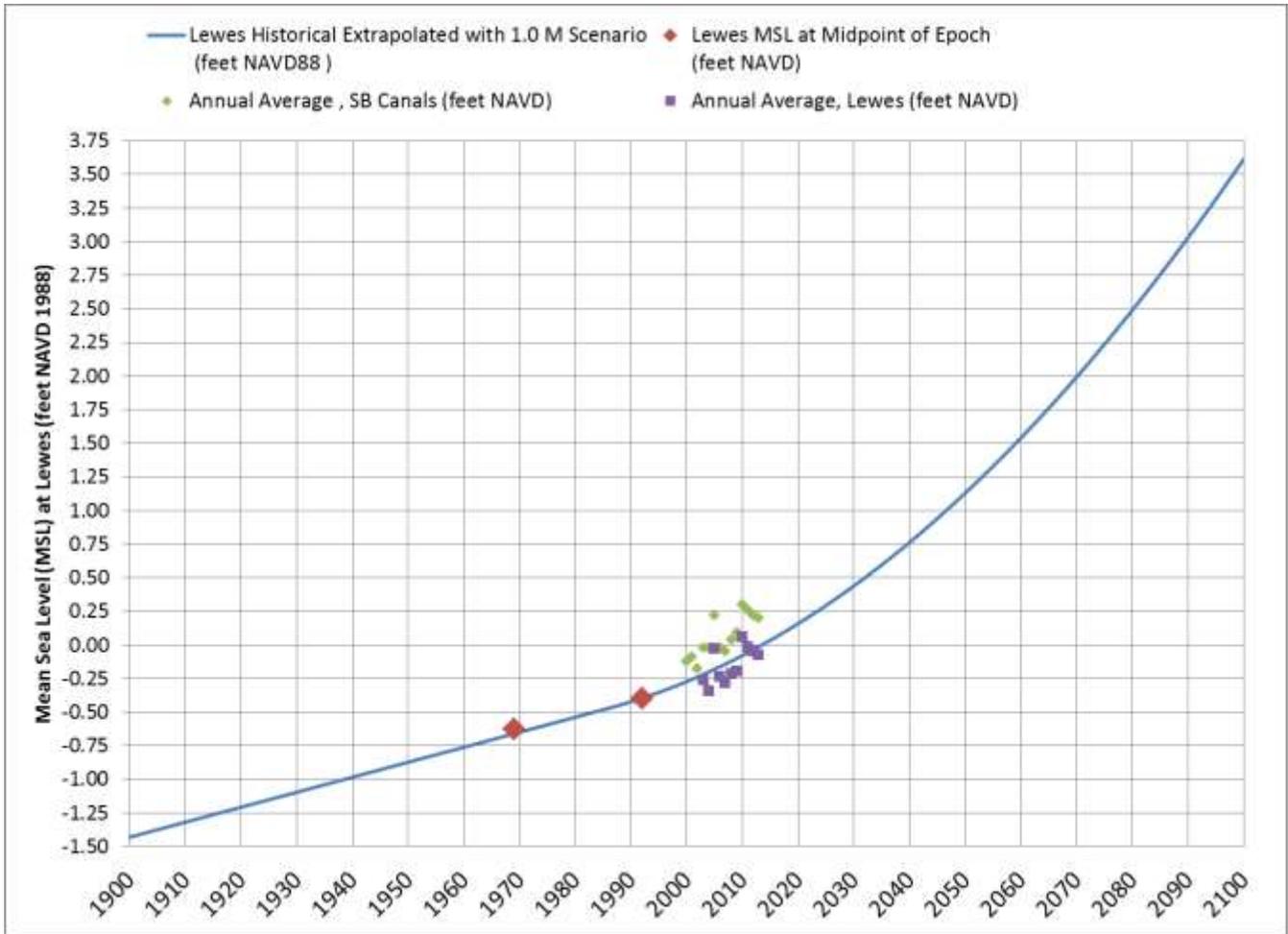
- Infrastructure Recommended for Analysis
  - Transportation
    - Street and Evacuation Routes
  - Flood Protection
    - Bulkheads
    - Storm water System (Catch-basins and Outfalls)
  - Electrical Power
    - Ground-mounted Transformers
- Next steps:
  - Obtain consensus on infrastructure recommendations
  - Interim mapping

**Order these by Total Score**

- Transportation - Streets, Highways, Evacuation Routes: **Most streets on the west side were not accessible during Sandy.**
- Drinking Water - Treatment and Distribution: **Sealed system, no damage by Sandy.**
- Sanitary Sewer - WWT/ Septic Systems: **Sealed system, no damage during Sandy. No septic systems.**
- Electrical Power - Transformers: **The ground-mounted transformers are susceptible to flooding on east coast during Sandy.**
- Flood Protection - Bulkheads, Catch-basins, Outfalls: **Sandy was higher than all bulkheads in SB.**
- Open Space - Wetlands and other green space
- Beaches and Dunes: **These are very important to SB. They are under the control of DMREC. FEMA is also very active in this area. (Our effort here should be to continue to lobby for continued dune maintenance.)**
- Homes and Buildings: **The town does not have detailed elevation data on homes. Homeowners can access their risks from the street elevation data and their elevation certificates. The Town must assess their building risks.**



George Junkin as given an action item to send to the group a SLR chart that he developed using Ram's approach which goes through the data from the Lewes Tide Gage. That chart is included below, but was not presented at the meeting. That chart is copied below.



**Action Item 4.** Flood Damage Mitigation and Flood Insurance Costs – Handouts - Jim Gross presented what he had and made two additions (FEMA F-679 and Grandfathering rules) to what had been presented at the previous meeting. Jim described what he wanted for the first page of the approximately 38 page document. It was decided that the handout should be in binders available at the Joe Hinks’ office for distribution to homeowners, builders, architects, realtors and anyone else who was interested. It was also decided that it should be available on the Town Web Site. A draft of that first page has been created and is shown to document what Jim suggested. See the next page.

**Action Item 5.** What else should we be doing?

- It was decided that we should meet face to face with Ram Mohan as discussed above.

- The possibility for Owen Gechter to speak about his CRS presentation at our next meeting was discussed. He had requested one hour, but the committee felt that he should be limited to 15 minutes and give us the presentation he is proposing to give to the public. A motion was made by Jim Gross to invite him to speak to us. It was seconded by Frank Weisgerber. The vote was 4 to 1 in favor of the motion. Dick Oliver was the negative vote based on the fact that he felt that the Town should not be bringing in a flood vent vendor to give the presentation.

**Flood Damage Mitigation and Flood Insurance Cost Reduction**

The Town of South Bethany is subject to major damaging but infrequent floods. FEMA has proposed that in 2016 all of the Town will be in flood zones. This package is to provide information that may be helpful to those concerned with new house construction, remodeling and substantial improvement of existing homes. The purpose of the information is to help owners, designers and builders mitigate future flood damage and reduce flood insurance costs.

Waves photo by Alice Meehan 2008  
Ocean Drive, Looking South

Waves Journal photo by Robert Craig October 2011

Current FIRM

Proposed FIRM, 2016

- (1) Preparing for Tomorrow's High Tide, Sea Level Rise Vulnerability Assessment for the State of Delaware(2012) - Introduction, Rates and Causes of Sea Level Rise and Future Rates of Sea Level Rise
- (2) NOAA Technical Report OAR CPO-1, Global Sea Level Rise Scenarios for the United States National Climate Assessment - Executive Summary
- (3) FEMA Fact Sheet, Building Higher in Flood Zones: Reduce Your Risk, Reduce Your Premium
- (4) FEMA Fact Sheet No. 1.4 Lowest Floor Elevation
- (5) FEMA Fact Sheet No. 1.6 Designing for Flood Levels Above the BFE
- (6) FEMA Fact Sheet No. 1.7 Coastal Building Materials
- (7) FEMA F-679 National Flood Insurance Program Summary of Coverage (NFIP)
- (8) FEMA Fact Sheet Saving on Flood Insurance-Information About the NFIP's Grandfathering Rules

All of the above references can be found on the web, in unabridged form. Also, the Home Builder's Guide to Coastal Construction, FEMA P-699, including 36 technical fact sheets is on the web.

This package was prepared by the Town of South Bethany Sea Level Rise And Storm Surge Committee

**Action Item 6.** Date for next meeting – No date was set as it would depend on when we met with Ram Mohan.

**Action Item 7.** Adjournment – Motion and second was made at about noon to adjourn. It passed unanimously.