

On March 20, 2020, City Manager Gregory Rose declared a State of Emergency for the City of University City due to the COVID-19 Pandemic. Due to the ongoing efforts to limit the spread of the COVID-19 virus, those who are not fully vaccinated are asked to wear face coverings. To provide for social distancing during Council meetings in-person public attendance will be limited to the first 25 people

**STUDY SESSION
OF THE
UNIVERSITY CITY COUNCIL
CITY HALL, FIFTH FLOOR
6801 Delmar Blvd., University City, Missouri 63130
MONDAY, JULY 12, 2021
5:30 P.M.**

AGENDA

Requested by the City Manager

1. MEETING CALLED TO ORDER

At the Study Session of the City Council of University City held via videoconference, on Monday, July 12, 2021, Mayor Terry Crow called the meeting to order at 5:30 p.m.

In addition to the Mayor, the following members of Council were present:

Councilmember Stacy Clay
Councilmember Aleta Klein
Councilmember Steven McMahon
Councilmember Jeffrey Hales
Councilmember Tim Cusick
Councilmember Bwayne Smotherson

Also in attendance were City Manager, Gregory Rose, and City Attorney, John F. Mulligan, Jr., Director of Public Works, Sinan Alpaslan, and Matthew Jones, Project Manager for the Army Corps of Engineers.

2. CHANGES TO REGULAR AGENDA

(No changes requested)

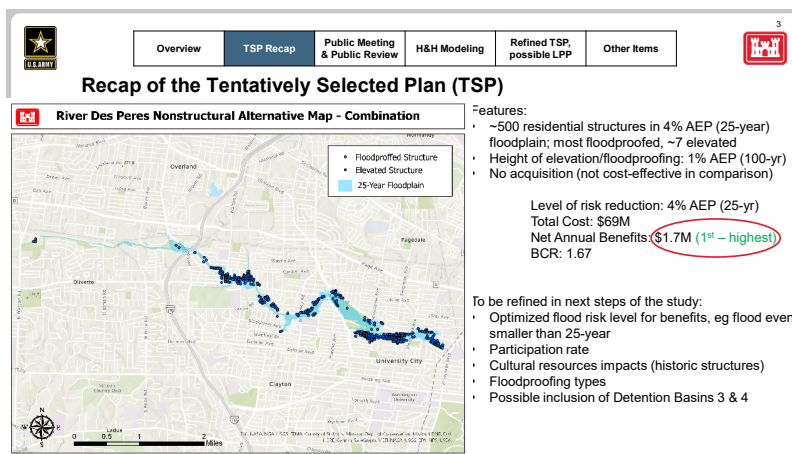
3. US ARMY CORPS OF ENGINEERS (RIVER DES PERES) UPDATE

Mr. Rose stated this is a presentation from the Army Corps of Engineers on the River Des Peres Project.

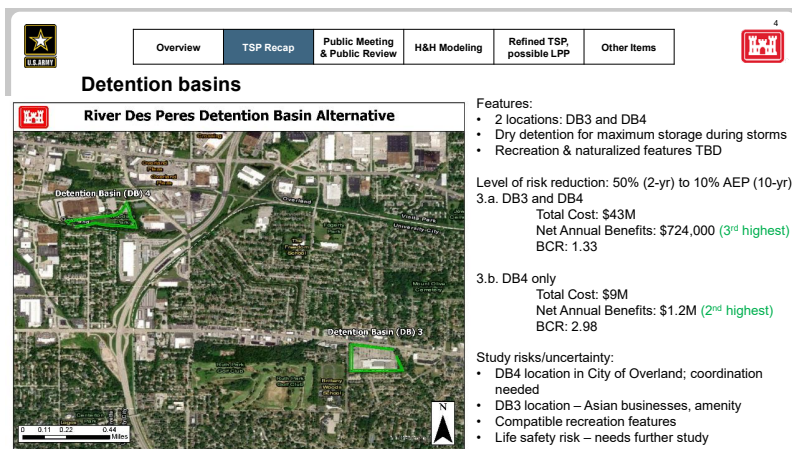
Mr. Alpaslan stated Mr. Matthew Jones, Project Manager for the Corps will provide Council with an update pertaining to the General Reevaluation Report.

Mr. Jones stated he would be providing an update on the following processes:

- Recap of Tentatively Selected Plan (TSP)
- Public Meeting & Public Review of Draft Report
- H & H Modeling Baseline; presented to Stormwater Commission
- Further refinement of TSP and decision on whether to pursue Locally Preferred Plan (LPP)
- Floodproofing Survey and Lake Sherwood dam



The Corps is still analyzing different aggregations to find the best analysis with the highest net benefits; this is how the Corps bases its decision on which project to move forward with.



Although Detention Basins did not make it into the TSP, they could eventually be added and become the TSP moving forward. The hope is to have this economic analysis conducted before the public meeting and review.

Detention Basin #4 is located in the City of Overland and yielded the highest net benefits, based on the relocation costs associated with businesses in the area of Detention Basin #3. The Corps is still in the process of trying to determine whether they can add these two Detention Basins in as a part of their NED Plan, TSP, or LPP.

There is also an opportunity to add recreational features into whatever plan the Corps selects.

Public Meeting and Review of Draft Report

Public Meeting Monday to be held on July 26, 6-8 p.m.

Heman Park Community Center; *(tentatively scheduled per facility availability)*

- Opening Remarks from U City
- Presentation by USACE; *(to be recorded & posted online)*
- Q & A Session
- 30-day Comment Period/Open House
- Preparation: News release, FAQ sheet, social media; *(available tomorrow)*

Public Review of Draft Report starting July 26, 2021

Concurrent reviews will be conducted by the District's Quality Control, the Agency Technical Review (ATR), and Vertical Teams, as well as;

- One-week review for U City management and City Council before public release
- 30-day review for public
- Posted on USACE project website
- Submit comments to ucityfloodrisk@usace.army.mil

Current Study Schedule

Green = accomplished; Yellow = upcoming

- | | |
|--|--------------------|
| ■ Start date; (<i>funding received</i>) | April 29, 2020 |
| ■ Alternatives Milestone Meeting (AMM) | August 25, 2020 |
| ■ Public Scoping Meeting | September 30, 2020 |
| ■ Tentatively Selected Plan (TSP) Meeting | May 26, 2021 |
| ■ Draft Report Released to the Public | July 26, 2021 |
| ■ Public Meeting | July 26, 2021 |
| ■ Agency Decision Milestone (ADM)
(<i>May be moved to early 2022</i>) | November 2021 |
| ■ Final Report Submitted for Approval | September 2022 |
| ■ Report Approval; (<i>Chief's Report</i>) | April 2023 |

H & H Modeling Used as Baseline

This was presented to the Stormwater Commission on 7/6/2021, in an attempt to determine whether there was concurrence to move forward with the updated modeling as a baseline for the study. The Commission passed a motion in agreement with the model.

- High watermark data from 2008 flood surveyed and submitted by the Commission on Stormwater Issues
- Hydrology and Hydraulics (H & H) Engineer incorporated data into modeling
- 2008 flood used as main calibration event

	Overview	TSP Recap	Public Meeting & Public Review	H&H Modeling	Refined TSP possible LPP	Other Items
Further refinement of the TSP & decision on Locally Preferred Plan						
<ul style="list-style-type: none">• Further refinement of the TSP is needed & will happen in July.• Refinement may include a different proportion of nonstructural measures applied (eg more elevation than floodproofing), and the addition of Detention Basins 3 and/or 4 (DB3 and DB4).<ul style="list-style-type: none">• Inclusion of DB4 depends on City of Overland (next slide)• The type of nonstructural measure significantly impacts net benefits.<ul style="list-style-type: none">• E.g. elevation only gives a negative net benefit						
	Alternatives	Level of Risk Reduction (% AEP)	Residual Risk (annual damage remaining)	Total Cost (incl. RE)	Net Annual Benefits (Benefits - costs)	BCR (annual benefits/costs)
	3b - Detention Basin 4 (DB4)	50% (2-year) (filled by 10-yr. underwater by 100-yr)	\$ 4,079,000	\$ 8,476,000	\$ 1,201,000	2.98
NED	6 - Nonstructural – FP & elevation	4% (25-year)	\$ 1,723,000	\$ 68,836,000	\$ 1,675,000	1.67
	8 - DB4 + Nonstructural (elevation only) (25yr)	4% (25-year)	\$ 3,630,000	\$ 25,650,000	\$ 1,030,000	1.84

Economists are scheduled to complete refinement of the TSP in the next two weeks.

Coordination with the City of Overland Re: DB4

- Site visit & Meeting held July 8 to discuss pros and cons of DB4
 - Reduced flooding in Overland; (*although the most benefit of reduced flooding goes to University City*)
 - Cash payment when U City acquires the land/easement
 - Overland no longer has to pay for O & M

- Drawbacks of DB4 for Overland:
 - ▀ Loss of existing park/amenities; new recreation features may not be possible

Before proceeding to City Council for a decision on whether to relocate the Dog Park and facilities in this area, Overland must first determine if there are any restrictions that would prohibit the Corps from utilizing this option in their Interagency Agreement with the Department of Natural Resources.

If Overland is not on board with the DB4 plan, it will not be included in TSP/NED refinement or LPP.

Timeframe on Decision to Pursue Locally Preferred Plan (LPP)

- Information on refined TSP and LPP options submitted end of July/early August to Commission
- Decision point: Tentatively at the August City Council meeting
- If an LPP is pursued, the USACE team will submit a waiver request to USACE HQ
- Expected 6 months review/decision period which should fit within the study timeframe

Although an LPP is not a guaranteed plan, feedback from Vertical Team members is that if you have a NED Plan with the highest net benefits then there is a federal interest. And that is a major check box for getting approval from the Assistant Secretary of the Army for Civil Works.

Floodproofing & Elevation Survey

- University City survey; USACE not involved
- Responses regarding participation in voluntary floodproofing and elevation of structures will help inform participation rate
- Response data by mid-October

Lake Sherwood Dam

The Corps conducted research to determine if they could incorporate the analysis of a dam breach and found that there is a potential if there is an interest from City Council.

- Private lake and dam; not a USACE or State dam
- USACE may be able to assist with dam failure
- Additional cost for analysis

Contact

- ▀ Mr. Matthew Jones, Project Manager
Matthew.a.jones@usace.army.mil
 1222 Spruce Street
 St. Louis, MO 63103
- ▀ Public comments may be directed to: ucityfloodrisk@usace.army.mil
- ▀ Project website: <https://www.mvs.usace.army.mil/Missions/Programs-Project-Management/River-Des-Peres-University-City-General-Reevaluation-Report/>

Councilmember Smotherson asked why the site for Detention Basin #3 was selected? Mr. Jones stated his understanding is that the engineer looked for spots that had a relationship to the River Des Peres; had an open area where water could easily flow in and out and was hydraulically optimal. There were five or six sites originally reviewed and from an engineering perspective, these were the best locations.

Councilmember Smotherson stated what concerns him a great deal is that Detention Basin #3 is located in a prime commercial area with the potential for future growth. So, he can't imagine why Council would agree to relocate all of these Asian businesses when directly across the street you have apartments with major flooding issues, a bank that is only one-third full, an empty Payless store, and the Olive Market. He stated it would seem much more logical to change the location of the basin and simply move the market and bank across the street.

Mr. Jones stated he would have to reach out to the team in order to provide a more direct answer to these questions and concerns.

Councilmember Cusick stated he hopes that when the FAQ Sheet is prepared for the Public Meeting that the Corps keeps in mind that all residents really want to know is how this plan is going to keep their homes from being flooded. So, all of this science, graphs, charts, percentages, and risks, really need to be tailored to help residents understand and answer that simple question.

Mr. Jones stated he can make sure that the team garners input from Council and Mr. Alpaslan to make sure that the FAQ sheet covers all the bases.

Councilmember Cusick then posed the following questions to Mr. Jones:

Q. If Council elects to take the LLP option can you give us an idea of what that process would entail?

A. The way I envision it is once Council has formally made its decision to take the LPP option then it will be routed up the chain to the Corps' division, headquarters, and SA's office for approval. However, for Council to make that decision, they must first decide whether they want Detention Basin #3, or only the elevation of structures and no floodproofing, as well as the cost differentials between the NED and LPP plans; which the Corps will provide.

Q. If Council elects to go with an LPP what is the timeframe for coming up with a viable plan?

A. The ADM is currently scheduled for the October/November or early December timeframe, and if an LPP is elected that would push the schedule to early 2022. This was slated to be on Council's Agenda for a decision in August, but you don't have to rush into it and even September would be doable. The Vertical Team will probably request another progress review to learn about Council's decision and what the Corps is working on, so there should be a couple of months to work on the plan.

Q. If Council receives the TSP and then makes a decision on which plan to select at its August 10th meeting; which is its only meeting in August, when would the Corp need to receive the City's plan?

A. I don't know that I have an answer, but I can get back to you after I've solidified that timeline. My thinking is that it won't take the Corps much time to have an LPP option for Council to consider since they pretty much know what the options are. Of course, the City of Overland's decision will play into the mix, so at this point; it's somewhat of a gray area.

Councilmember Cusick stated if Council only has one week to review the Corps' report before it is released on the twenty-sixth, what steps will staff take to ensure that it gets properly vetted through the Stormwater Commission? Mr. Rose stated while it is certainly a tight timeframe, one of the City's advantages is its use of technology. So, Mr. Alpaslan can probably put a meeting together via Zoom in enough time to go through the normal processes for notifying the public. He stated the real challenge is providing the Commission with enough time to thoroughly review the report before the project needs to be advanced. But staff will do everything they can to make it work.

Councilmember Klein stated it seems as though Council would not be able to decide on the TSP until after it receives feedback on the number of residents willing to participate, which she believes is going to be in October. So, what percentage of residents would have to participate to render the TSP as being the most cost-effective choice? Mr. Jones stated their Economist builds hypotheticals into his analysis to illustrate what the NED plan will look like at 25%, 50%, and 75%, so those numbers will be in the report and also provided to Council. But you're right, these numbers will not be available until the City's survey results are completed, and they will directly impact the NED. So, the Corps is moving forward based on those different assumptions. However, even if the ADM is not available until November or even later, there should still be plenty of time to incorporate that public feedback.

Mr. Rose stated he wanted to make certain there was a clear understanding that the City did not have the ability to create its own LPP. And that what typically occurs is that the Corps will provide Council with the alternative options they believe are acceptable.

Mr. Jones agreed that this would be the process followed in this case.

Mr. Rose asked Mr. Jones how the Corps calculated the total economic benefit? Are they including the benefits from the detention basin that would be derived from other cities located downstream? Mr. Jones stated although he would have to get back with Mr. Rose for the correct answer, his understanding is that any of the 500 structures for floodproofing located within the City limits of Overland are also calculated in the benefits. So, if Overland does not participate it would impact the total economic benefit since they would have to be removed. Mr. Rose stated he was thinking more of the benefits that would be derived by the City of St. Louis if Detention Basins were located in this area? Mr. Jones stated, here again, he would have to do some research before he could answer that question.

Councilmember Clay stated every time Council is presented with one of these presentations he has to go back to the previous presentations in order to put it all together. And in all honesty, after a year of being exposed to this information, this is the first presentation that has ever really congealed. That said, he would definitely agree with Councilmember Cusick in that this will be some heavy stuff for the average resident to absorb at a public meeting. So, he was wondering if there is a mechanism by which this information could be made accessible to folks before the meeting? Mr. Jones stated because Sinan and Janet will both be out of town for certain periods in August, the team decided to conduct the Public Meeting in July and extend the public comment period to 30 days to allow residents an opportunity to respond after they've been able to absorb all of the information. But it could even be extended to 60 days.

Councilmember Clay stated he did not want to make a suggestion that would injure the timeline of adopting the plan, but public input is only valuable when people truly understand what they are providing input on. So, that is his concern.

Mr. Jones stated he has participated in several Public Meetings, and he thinks the Corps does a good job of presenting to these audiences by being a little less technical to help them understand exactly what they will be doing. And that will be one of their priorities in this situation.

Mayor Crow stated since today is July 12th, and Council is scheduled to receive the TSP a week before the Public Meeting, which is on the twenty-sixth, does that mean Council will receive the report by next Monday? Mr. Jones stated that is the plan.

He then asked how the Lake Sherwood Dam had become a part of this conversation? Councilmember Cusick stated Lake Sherwood was brought to the attention of the Stormwater Commission because of its proximity and the fact that it runs off into some of the tributaries that could eventually make their way into U City and cause flooding if the dam failed. So, after the Department of Natural Resources determined the dam to be unsafe, the Commission contacted the subdivision trustees for Lake Sherwood and asked them to take a look at it.

Mayor Crow then made the following comments:

Everything being presented and discussed tonight goes back several years ago when Council was discussing whether to put a detention basin in the park, underneath the softball field, or further north. And it seems like what all of that has boiled down to is these Overland and U City options. Although, he would agree that locating the basin across the street on the north side would be a much better option than what is currently being proposed.

He stated he would also agree that the Corps' message to the average citizen would need to be cogent and clear.

Mayor Crow stated he thinks everyone would love to have an in-person Public Meeting, but the rising COVID numbers are something that will need to be taken into consideration. And another thing the City Manager will have to contemplate is the fact that once he opens the Community Center up for one group, there will be other groups expecting to receive that same privilege.

Councilmember Smotherson stated since Overland's decision will have an impact on U City's plan, he was curious to know if they had a hard deadline? Mr. Jones stated he does not think the Corps can establish a hard deadline at this point because first, they need to find out if there are any restrictions in their agreement with the DOR. So, his understanding is that they will be working on that this week, as well as making their City Council aware of this topic at their meeting this week.

Councilmember Cusick asked if his assumption that the proposed detention basins go hand-in-hand, and both are needed to achieve the best results, was correct? Mr. Jones stated his understanding is that while they can be exclusive; to obtain the ultimate level of risk reduction both of them would be necessary.

Mr. Jones stated the Corps had already planned to have a virtual component along with Facebook and YouTube Live. So, if the City decides against having an in-person Public Meeting they can adjust their messaging to accommodate any adjustments that need to be made.

4. ADJOURNMENT

Mayor Crow thanked Mr. Jones for his presentation and adjourned the Study Session at 6:16 p.m.

LaRette Reese
City Clerk

