



AGENDA

COMMISSION ON STORM WATER ISSUES MEETING

Tuesday, April 5, 2022 at 6:30 p.m.
Heman Park Community Center
975 Pennsylvania Ave., University City, MO 63130

- 1. MEETING CALLED TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES – 3-1-2022 Meeting Minutes (Draft Attached)**
- 5. ANNOUNCEMENTS**
- 6. CITIZEN PARTICIPATION**
- 7. NEW BUSINESS**
 - a. 8436 Old Bonhomme Rd. MSD OMCI Application
- 8. OLD BUSINESS**
 - a. Stormwater Needs Assessment Survey – Final Copies Attached
- 9. SUBCOMMITTEE REPORTS**
 - a. Communications
 - b. Army Corps Study – See Attachment
 - c. Flood Early Warning System
- 10. COUNCIL LIAISON COMMENTS**
- 11. OTHER BUSINESS**
- 12. ADJOURNMENT**

Please call (314) 505-8572 or email salpaslan@ucitymo.org to confirm your attendance.



Storm Water Task Force
6801 Delmar Boulevard, University City, Missouri 63130,
Phone: (314) 505-8560, Fax: (314) 862-0694

**Draft: MINUTES OF THE STORMWATER COMMISSION
March 1, 2022**

1. **Call to Order.** The twentieth meeting of the Stormwater Commission (Commission) was called to order at 6:35 PM by Chair Todd Thompson.
2. **Attendance-Roll Call.** The following Commission members were present by Zoom meeting: Garry Aronberg, Bob Criss, Mark Holly, Eric Karch, Todd Thompson, Eric Stein. Also in attendance were Tim Cusick, Councilman, Sinan Alpaslan, Director of Public Works, John Mulligan, City Attorney.
3. **Agenda.** The Following Agenda was approved by voice vote (motion and second: Messrs. Thompson, Criss): Roll Call; Approval of Agenda; Approval of Minutes; Citizen Comments, Announcements by Commissioners, Committee Reports: Early Warning, Communication, New Business, Old Business, Council Liaison Comments; Adjournment.
4. **Minutes.** The minutes of the February 1, 2022, Commission meeting were approved as amended (Messrs. Stein and Holly, voice vote approval). Amendments to the February 1, 2022, minutes are indicted below:
 - Holly not holly in adjournment motion.
5. **Citizen Comments.** There were no citizen comments.
6. **Announcements**
 - Mr. Stein showed a water level transducer protection cylinder and discussed installation.
 - University City policy encourages that masks be used while attending indoor meetings but can't be enforced.
7. **Subcommittee Reports.**
 - *Communication Subcommittee.*
 - Dr. Criss has been contacted by Mr. Jay Nixon, former governor to discuss stormwater issues based on Dr. Criss' web page.
 - Motion: Mr. Stein is authorized to engage in a scoping discussion with a web page developer (Messrs. Aronberg, Thompson). Motion passed.
 - *Early Warning*
 - Chief Hinson has implemented Code Red early warning system. The public will be invited to participate. It will be operated by new Asst. City Manager Dawn Beasley – (City Engineer Alpaslan). Warnings will be issued through Fire Department.
 - A failed switch on one of the rain gages was repaired remounted recently.
 - Gage system operation cost is \$2000/year for software subscription and cloud-based data center for handling data and and vendor service, plus \$1000/year for cell phone service.
 - Motion: U. City will recommends that the early waring system be removed from the USACE-sponsored LPP (Karch, Aronberg) – passed by voice vote.
 - USACE report:
 - CAP – continuing authorities program - may be a faster way to fund construction of USACE sponsored projects but may interfere with other programs so will remain with WRDA.
 - We have communicated Early Warning cost to USACE. We have not yet committed to including



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- early warning system in USACE-sponsored funding.
- Councilman Cussick and others will door knock with survey in areas of known stormwater problems to encourage participation in survey.

8. New Business

- Survey: HR Green should review and consider reversing the order of case 4 and 5 be consider. Mailing with Red Code.
- Mr. Alpaslan will investigate how web page will be interfaced with questionnaire response.

9. Old Business.

- **Kempland Bridge Project.** Mr. Karch has recently visited the Kempland site. The banks will need continuing riprap protection
- **SW commission needs** to advise Sinan of proposals for CIP such as channel cleaning. Stormwater masterplan will also provide a capital improvement list.

10. Councilman Cusick Comments.

- State of City address will be Wednesday March 2 by Zoom, please see City web site.

11. **Adjournment** was at 8:18 (Holly, Karch) motion passed.

Minutes Preparation. Minutes were prepared by Garry Aronberg.

C:\Users\garon\Dropbox\UCity Stormwater Taskforce\CommissionMinutesDrafts\20220301_StrmWtrCommMin_DRAFT.docx

DRAFT

STORMWATER NEEDS ASSESSMENT
Survey Questionnaire for All Property Owners and Residents



The City of University City is developing a plan to address stormwater problems. We need your input as a resident or business owner in University City to identify stormwater problems. If you have not experienced any stormwater problems, that information is also important. In either case, please complete the following survey.

You may have completed a previous survey, and we thank you for that, but please complete this one as well as it is more detailed. Thank you!

Complete this questionnaire online at www.tinyurl.com/UCityStormwater (preferred method) or complete this copy and submit (instructions are at the end of the questionnaire).

1. **What is the property address?** _____
Note: if you own or have experience with more than one property, please fill out a separate survey for each property. To evaluate your stormwater problem, we need to know the location of the problem.

2. **How long have you lived in your house or operated your business at the current address?**
 - 0-2 years
 - 3-5 years
 - 6-10 years
 - More than 10 years

3. **Does a stream, river, or other natural drainage channel border the property?**
 - Yes
 - No
 - Not sure (Note: We can contact you with that information, if you choose "not sure". Please make sure to provide your contact information at the end of the survey.)

4. **EROSION: Does stormwater cause erosion or soil loss at this property?**
 - NO
 - In the YARD, along the DRIVEWAY, or in COMMON GROUND
 - Along the STREET
 - Near NON-HABITABLE STRUCTURE (such as a detached garage, shed, or deck)
 - Near HABITABLE STRUCTURE (such as an attached garage, house, store, or office)

5. **YARD FLOODING: Does flooding or ponding occur in the yard, driveway, or common ground?**
 - NEVER.** I've never experienced flooding of the yard, driveway, or common ground.
 - RARELY.** Only once or twice in the past 10 years.
 - OCCASIONALLY.** About once every 1 or 2 years.
 - OFTEN.** Several times per year.

6. **STREET FLOODING: Does flooding or ponding occur in the nearby street?**
 - NEVER.** I've never seen flooding or ponding in the nearby street.
 - RARELY.** Only once or twice in the past 10 years.
 - OCCASIONALLY.** About once every 1 or 2 years.
 - OFTEN.** Several times per year.

(continue to next page)

7. **NON-HABITABLE STRUCTURE FLOODING:** In your experience, how often has a non-habitable structure (such as a detached garage, shed, or deck) flooded or ponded?

- NEVER.** I've never experienced flooding of a non-habitable structure.
- RARELY.** Only once or twice in the past 10 years.
- SOMEWHAT OFTEN.** About once every 1 or 2 years.
- VERY OFTEN.** Multiple times per year.

8. **HABITABLE STRUCTURE FLOODING:** In your experience, how often has a habitable structure (such as an attached garage, house, store, office) flooded or ponded?

- NEVER.** I've never experienced flooding of a habitable structure.
- RARELY.** Only once or twice in the past 10 years.
 - Basement
 - First Floor
- OCCASIONALLY.** About once every 1 or 2 years.
 - Basement
 - First Floor
- OFTEN.** Multiple times per year.
 - Basement
 - First Floor

9. Please enter your comments or concerns about stormwater below.

10. Would you like a member of the study team to contact you for further conversation about stormwater problems?

- Yes
- No

11. If you would like to be contacted, please give us your name, phone and/or email address.

Name: _____

Phone: _____

Email: _____

THANK YOU FOR COMPLETING THE QUESTIONNAIRE!

Please use the following options to return the completed questionnaire:

Use the enclosed envelope to send to:
Public Works Department
City Hall
6801 Delmar Blvd.
University City, MO 63130

or

Place the
questionnaire in the
drop box marked
Stormwater Survey
on the Third Floor of
City Hall
(Public Works Office)

or

Complete the
questionnaire online:
www.tinyurl.com/UCityStormwater
(preferred method)

or

Call 636-812-4239 and read your response into the telephone message service

Special Stormwater Questions for Floodplain Property Owners



For Properties Affected by Flooding of the River Des Peres and other creeks: the City of University City is considering grants to fund floodproofing and buyouts to aid residential and business property owners who are affected by flooding from the River Des Peres. You would be affected by flooding from the River Des Peres if you meet at least one of the three criteria listed below:

1. Your mortgage lender requires you to purchase flood insurance, or
2. Your property is in the floodplain, or
3. Your property has been flooded by the River Des Peres or other creeks.

If you meet at least one of the three criteria listed above, please answer questions A through J.

Complete this questionnaire online at www.tinyurl.com/UCityFloodplain (preferred method) or complete this copy and submit (instructions are at the end of the questionnaire).

A. What is the property address? _____

B. Do you have a flood insurance policy? Yes No Choose Not To Answer

C. Have you ever filed a claim for damage with FEMA? Yes No Choose Not To Answer

D. How often has flooding from the River Des Peres or other creeks entered your yard?
 Never Once More than once

E. How often has flooding from the River Des Peres or other creeks entered your house or business?
 Never Once More than once

Case #1: *Business Floodproofing.* Commercial (non-residential) buildings can be protected with barriers, by raising of floors, or by modifying the interior to make it more flood resistant.

F. Would you participate in a voluntary program as described in Case #1 above?
 Yes
 Maybe
 No
 Not Applicable

Case #2: *Residential Main Floor Flood Damage Mitigation.* If the main floor of your house floods, a possible voluntary mitigation method would be to elevate the main floor of the house and thereby reduce your flood insurance costs. Elevating the house would be by jacking the house upward from the old foundation so that the main floor would be above the flood level. (The main floor is typically the floor on which the kitchen and living room are located.) A new foundation would be constructed. The area below the main floor could be used only for storage or parking – not as a living space, laundry room, spare bedroom, or den.

G. Would you participate in a voluntary program as described in Case #2 above? The use of your basement would be limited or lost. The program would be at no cost to you, and it may reduce your flood insurance premiums.
 Yes
 Maybe
 No
 Not applicable

Case #3: Residential Basement Flood Damage Mitigation. If your basement partially fills with River Des Peres floodwater and the first floor does not flood, the basement could be modified to minimize flood damage and thereby reduce your flood insurance costs. For homes with shallow flooding, utilities such as furnace, water heater, air conditioner, and electric panel could be protected with minor adjustments. For homes with deeper flooding, the basement could be converted to a non-habitable space. The utilities would be moved to the main floor, either to an existing space or an add-on space. The basement would be limited to storage and parking of cars, or filled – not used as a living space, laundry room, spare bedroom, or den.

H. Would you participate in a voluntary program as described in Case #3 above? The use of your basement would be limited or lost. The program would be at no cost to you, and it may reduce your flood insurance premiums.

- Yes
- Maybe
- No
- Not applicable

Case #4: Residential Windows or Doors. For some homes, flood water enters the basement through windows or doors. Options to mitigate this include installing glass block windows, barriers around the windows, or eliminating the walkout stairway by sealing its entrance and filling the stairway. *These options are not recognized by FEMA and thus would not reduce flood insurance premiums.*

I. Would you participate in a voluntary program as described in Case #4 above?

- Yes
- Maybe
- No
- Not Applicable

Case #5: Residential Buyout. If it qualifies, your residential property would be bought to allow you to move out of the floodplain.

J. Would you participate in a voluntary program as described in Case #5 above?

- Yes
- Maybe
- No
- Not Applicable

THANK YOU FOR COMPLETING THE QUESTIONNAIRE!

Please use the following options to return the completed questionnaire:

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University City, MO 63130

or

Place the
questionnaire in the
drop box marked
Stormwater Survey
on the Third Floor of
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(Public Works Office)

or

Complete the
questionnaire online:
www.tinyurl.com/UCityFloodplain
(preferred method)

or

Call 636-812-4239 and read your response into the telephone message service

Sinan Alpaslan

From: Buchanan, Janet I CIV USARMY CEMVP (USA) <Janet.I.Buchanan@usace.army.mil>
Sent: Friday, April 1, 2022 1:02 PM
To: Sinan Alpaslan
Subject: FW: Meeting regarding Woodson Road Park

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Janet Buchanan
Plan Formulation
U.S. Army Corps of Engineers-St. Louis District (MVS), Regional Planning & Environment Division, North (RPEDN)
janet.i.buchanan@usace.army.mil
(314) 243-4401

From: Jason McConachie <JMcConachie@overlandmo.org>
Sent: Friday, April 1, 2022 5:54 AM
To: Jones, Matthew A CIV USARMY CEMVS (USA) <Matthew.A.Jones@usace.army.mil>; Buchanan, Janet I CIV USARMY CEMVP (USA) <Janet.I.Buchanan@usace.army.mil>
Cc: Erin Willey <ErinW@overlandmo.org>
Subject: [Non-DoD Source] Meeting regarding Woodson Road Park

Matt and Janet –

I wanted to touch base with you regarding our meeting scheduled for today. Unfortunately, I have a medical issue that has flared up that I need to have addressed this afternoon. As a result, I am going to be unable to participate in the meeting this afternoon.

With that in mind, I wanted to share with you the issues at hand...

Last week, I had a conversation with Diane Keith, from the Nation Park Service, regarding the potential relocation of the Dog Park currently located at Woodson Road Park. Specifically, we spoke about whether or not the NPS and the GSA would allow the dog park to be relocated to an existing City owned property that was already designated as park space. Her initial reaction was that this would not be permitted, however after some additional discussion, it seems as though this might still be a possibility.

Based on a review of the material that Diane previously provided, as well as my conversation with her, it seems that their goal is for the City to maintain (at a minimum) its current level of designated park space. By moving the dog park to another park, we would actually be reducing the overall amount of designated park space.

To make a long story short...

We discussed the concept of designated park space, specifically park space that was unimproved (no amenities, just open space) **versus** improved park space (actual amenities for the public to use). I informed her that we had some areas in existing parks that were unimproved and were not actually providing any public benefit and that

relocating the dog park to one of these areas would actually be a benefit to the public. *It was at this point that the door seemed to crack open a bit.*

This led to a discussion regarding the appraised value of the land at Woodson Road Park compared to the other properties. Apparently, the GSA is very concerned with appraised value when it comes to these issues. I told her that I thought that the Army Corp of Engineers might have some information on the AV of the land at Woodson Road Park, but that I did not have any AV information on the other properties, but I could certainly get some.

She then asked about the overall scope of the flood mitigation project and if I could provide her some information regarding the project. I told her that I would touch base with you and see what information, you could provide. **She specifically mentioned background/need for the project, information regarding the different options that were under consideration, including the cost of those options.** It is this specific request for information, that I wanted to discuss with you today. I was hoping that you might be able to put together a packet of information that we could share with her.

I am currently working with an appraisal company to get some appraisal information on some of the other potential locations with the City. Once I have that information, I will be sure and pass it along.

There is one other issue that I would like to get some clarification on. Specifically, if it does become necessary for the City to acquire additional property to facilitate the relocation of the dog park, is the City of Overland responsible for the land acquisition costs or is someone else? It was my understanding that the costs associated with the relocation of the dog park would be borne by others, but I wanted to make sure my understanding was correct.

I apologize for the late notice but given that the medical issue affects my ability to hear, it would be very difficult for me to participate in the meeting, especially in a virtual setting.

I will talk to Erin Willey this morning about my conversation with Diane, so if you all would like to proceed with the meeting, she will be up to speed on the issues at hand.

Thank you for your understanding.

Jason McConachie
City Administrator
9119 Lackland Road
Overland, MO 63114
(314) 428-4321 (Office)
(314) 428-3515 (Fax)

“What happened yesterday is history.
What happens tomorrow is a mystery.
What we do today makes a difference.”

Nick Saban

Sinan Alpaslan

From: Jones, Matthew A CIV USARMY CEMVS (USA) <Matthew.A.Jones@usace.army.mil>
Sent: Friday, April 1, 2022 4:41 PM
To: Jason McConachie
Cc: Sinan Alpaslan; Buchanan, Janet I CIV USARMY CEMVP (USA); Erin Willey
Subject: Response to Email - Overland Conversation with National Park Service

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Hi Jason!

Again, so sorry to hear about your health issues! We (Janet and Matt) spoke with Sinan, and we wanted to provide you with a response to some of the questions that you had in your email to us. Let us know if you have any additional questions, and we do look forward to speaking with you and Erin in the near future!

1. We will get with our Real Estate team member and see what we have or could quickly get in terms of the appraised value of the Woodson Road Park property as well as the other potential sites. My only thought or perhaps question would be about pro-rating the value of the current Park to 2022 numbers so that it would be a more “apples-to-apples” comparison. Before anyone pays for any kind of appraisal or anything, we can put our heads together and see if we can perform some sort of comparison with the info we have readily available. Or if you proceed with paying an appraisal company, I don’t believe that we’ll be able to consider the cost as part of the project.
2. In terms of the request from the National Park Service for the overall scope of the project, we do have an updated draft report that will be going out for public review #2 in the near future (the next few days). This report should have everything that the National Park Service mentioned such as the overall background and scope of the project, the various alternatives that our team considered for reducing flood risk in the project area, and of course it includes the costs as well as the benefits of the project, both quantitatively and qualitatively. We know that our draft report and appendices are lengthy, so if we know what format the NPS wants the information, we can pull out the specific portions that pertain to their request.
3. We appreciate your last question regarding the land acquisition needs for the project, and while I think the path forward is a work-in-progress (everyone is still working out what the process will look like), I do believe that the intent is for the cost burden to be on University City for relocating the dog park (which would go toward their portion of the cost-sharing agreement with the Army Corps). What exactly that looks like is TBD. We’ve discussed potentially some sort of intergovernmental agreement between University City and Overland to put the operation and maintenance responsibility of the detention basin on University City without actually having to purchase land outside of their jurisdiction. All-in-all, University City has expressed that it will be flexible and more than willing to work through these details with Overland so that both municipalities’ and the USACE’s requirements are met.
4. Let me know of another good time for a call, and I’ll set it up!

Again, best wishes for a speedy recovery!

Sincerely,

Matt and Janet