



Department of Public Works and Parks

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

**AGENDA
COMMISSION ON STORM WATER ISSUES
HEMAN PARK COMMUNITY CENTER
975 PENNSYLVANIA
Tuesday, November 4, 2025
3:30 PM**

1. MEETING CALLED TO ORDER

2. ATTENDANCE-ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

❖ October 7, 2025

5. CITIZEN COMMENTS

6. ANNOUNCEMENTS BY COMMISSIONERS

7. SUBCOMMITTEE REPORTS

- ❖ Monitoring Subcommittee Report:
Council Study Session October 13: RdP Monitoring & Reporting System Funding
- ❖ AdHoc Subcommittee Report

8. NEW BUSINESS

9. OLD BUSINESS

- ❖ Draft Stormwater Master Plan-Continue discussions

10. COUNCIL LIAISON COMMENTS

11. ADJOURNMENT



Draft MINUTES OF THE STORMWATER COMMISSION
October 7, 2025

1. **Call to Order.** The fifty-sixth meeting of the Stormwater Commission (Commission) was called to order at 3:350 PM by Chair Todd Thompson.

Attendance-Roll Call. The following Commission members were present at the Community Center: Susan Armstrong, Garry Aronberg, Bob Criss, Mark Holly, Eric Karch, Todd Thompson. Also in attendance were John Tieman (Councilperson), Mirela Celaj (Director of Public Works), and City Attorney Mulligan. Commissioner Eastin could not attend.

Visitors: 47 visitors had signed a visitors list, attached. Reporters and camera technicians from the press were present. Planning Commission members were also present during the public comment period. Director of Planning and Development Wagner was present.

2. **Agenda.** The published **agenda modified by voice vote to move presentation by Doctors Fitz and Jason to Citizen Comment. The modified agenda was accepted** by motion made by Commissioners Karch and second by Commissioner Holly (Karch, Holly): *Roll Call; Approval of Agenda; Approval of Minutes; Citizen Participation; New Business; Old Business; Subcommittee Reports; Council Liaison Comments; Adjournment.*
3. **Minutes.**
 - a. Minutes of the August meeting were approved with the following change based on audio recording (Armstrong, Thompson): SWC recommends approval of the preliminary plan, contingent on MSD approval and staff approval of the drainage. And the Stormwater Commission has an opportunity to review the staff's review of stormwater plans, and calculations.
 - b. Approval of September 2, 2025, were approved without change (Aronberg, Thompson).
4. **Citizen Comments.**
 - a. Comments to the Commission were made by 15 people – all related to the proposed Enclaves development proposed for the undeveloped western 11 acres of the United Hebrew Cemetery northwest of Canton Avenue at North & South Road.
 1. Al Fleisher
 - i. On behalf of plan commission. Plan Commission voted to forward to Council for approval the Enclaves project for CUP subject to approval by the Stormwater Commission, Traffic Commission.
 - a) Aronberg - Have final plans been submitted to the City for review? Celaj - No. Only a site plan has been submitted. No permit has been opened yet, so City staff has not completed their review.
 - b) Mulligan clarified the process: Plan Commission is reviewed/approved pending Traff and Stormwater Commissions; Traffic Commission voted to approve the traffic study; After approval by Stormwater Commission, Council will vote to approve or not the re-zoning and Conditional Use Permit CUP; if Council approves developer re-zoning and CUP can apply for building permits (includes MSD permit application / approval); City has the



opportunity to be more stringent than MSD with their review because there is a CUP involved; Stormwater Commission cannot properly offer a recommendation because the hydrology and hydraulic calcs have not been submitted and are not typically submitted until after re-zoning and CUP; Stormwater Commission can include their recommendations in a report to be considered in the City staff review. Another condition could be that Stormwater Commission require the developer to submit all hydrology and hydraulic calculations prior to Stormwater Commission approval of the Site Development Plans.

- ii. Rosalyn Williams, Former U City planning director (7 years ago); If a planner were involved, there would be a determination on whether the property should be re-zoned in the first place. Finances of the property owner are not relevant. Spot-zoning is illegal. Spot-zoning is providing opportunities to one property that are not available to other surrounding properties. Single family homes might be allowed, but not at the density of the current plan.
- iii. Barb Chicario discussed seven concerns: poor idea to clear cut trees and replace with pavement; proposed detention basins would be a danger to lower lying homes to west; detention basins are difficult to maintain; Developer has poor record for installation of properly functioning detention; proposed project will increase runoff flowing to River des Peres; project will exacerbate basement backups in the neighborhood; Developer's engineer has history of incorrect computations.
- iv. Myra Vandersall has had her neighborhood, University Heights, flooded in past and fears that the project will increase flooding downstream.
- v. Carolyn Pufalt, Chair of local Sierra Club opposes the current Enclaves plan after reviewing it.
- vi. Maria Chapelle Nadal (former state senator) contends that increased runoff will exacerbate spread of radioactive contamination.
- vii. Gerald Tiers, fears that the 20-year storm so far considered by the developer is inadequate.
- viii. Staphanie Todd contends that the sewer systems – sanitary and storm – are inadequate for additional loads caused by 110 units in small space.
- ix. Sarah Hyman advocated that absorption of stormwater in soil is superior to harder surfaces of proposed development.
- x. Diane Davenport opposed proposed development and is distrustful of the developer.
- xi. Mary Ann Merz suggest that new affordable housing be located elsewhere and we should avoid loss of the wooded area and a serene location.
- xii. Jason Knouft, professor of biology and Director Freshwater Policy Institute at SLU, intense rainfalls are becoming more common, tree canopy is effective in capturing about 5 percent of rainfall; roots and soil on the 11-acre site can hold up to 11 million gallons, homes adjunct to parks have 10 percent higher market value; trees reduce exposure of soil to sunlight and reduce cooling and heating costs.
- xiii. Arthur Wasserman, Mendell resident just west of proposed Enclaves, speaks from decades of experience at the site. His door-to-door contacts indicted widespread opposition to the Enclaves plan. He is also concerned that the storage of water uphill from residential property is dangerous if detention earthwork fails. Further, the presence of the tall cell tower near many houses presents a danger if the tower failed structurally.
- xiv. Vallerie Miller encouraged developer to move to another site that would have less ecological impact.
- xv. Don Fitz, former Professor of Sociology, dense development such as Enclaves increase surface temperatures that have negative behavior impact of residents – more violence. Green spaces is calming. Advocated for turning site into a public space.



5. Announcements by Commissioners and Staff.

None

6. Committee Reports

- Monitoring: no update
- Imperviousness Bill Hoc Committee: no updates

7. New Business

None

8. Old Business.

- a. October 13 Council Work Session: Commissioner Eastin will present an update to the Council about the early warning system and funding to preserve and enhance the EWS. The presentation is to support a request for funding for EWS.
- b. Stormwater management plan.
 - i. Consults are waiting for comments from City and Commission.
 - ii. PW Director suggested that consultants evaluate more detail on the RdP buyouts. The previously submitted costs for the RdP buyout projects included only capital cost for construction, demolition, land acquisition. The opportunity costs associated with lost automobiles and lost time are not considered in the cost but are considered in the benefit points. A reevaluation of the benefit points may be appropriate to improve recognition of opportunity cost.
 - iii. Consultants (G. Aronberg of HR Green) discussed an evaluation of the street flooding along Mendell north of Canton.
 - a) Assessment is based on existing conditions of the 11-acre wooded tract.
 - b) Concrete-lined channel rarely comes out of bank.
 - c) Mendell Dr ponds temporarily 2 to 4 times per year.
 - d) Cost of adding additional stormwater inlets and pipes is approximately \$200,000 – a budget number only – mitigation has not been evaluated in detail..
 - e) In response to questions by Commissioner Criss: budget costs are based on some pipe upgrades. Final pipe sizing and cost would be part of detailed design if the Mendell site is selected as a capital improvement project. Further, detention basin would require purchasing property. The concept presented does not include purchasing property. Purchasing property would increase the costs but would not change the benefits. Detention would need to be half-way to the top of the hill.
- c. Site Visit – Mendell
 - i. Commissioner Criss identified that there are several large trees on the cemetery site. Several are double-trunk. One measured 90-inches. Most are silver maples. Much ground is vine-covered. Scrappy area, but recoverable. Strategic clearing and plantings could allow the area to recover.
 - ii. Ponding in the street occurs from runoff from uphill residential neighborhood and for the cemetery.
- d. Enclaves
 - i. Preliminary Site Plan comments from MSD were provided by PW Director Celaj.



Storm Water Task Force

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- ii. Commissioner Armstrong identified that Sterling Company, Enclave's engineer, is currently a defendant in a civil law suit pertaining to a poorly functioning BMP in Kirkwood.
 - iii. **Armstrong moved (second by Criss) that the Commission recommend to the City Council denial of a Conditional Use Permit and Rezoning due to potential adverse impact and that the applicant has not demonstrated adequate drainage utilities. Motion carries.**
 - iv. Criss asked what is the Commission supposed to be doing?
 - a) Rosalyn Smith, a former U City Planning Director suggested that the Commission is supposed to provide a recommendation to the Planning Commission who will make a recommendation to the City Council.
 - b) Aronberg – although the citizens spoke eloquently against the development, there are problems that exist now, and the development has the potential to alleviate some of the stormwater runoff problems because the City may impose more stringent standards than MSD. It is a false assumption to that the detention basins will not work. It is the City's ultimate responsibility whether to approve the project.
 - c) City Attorney Mulligan identified that the Code provides conditions on which to base granting of CUP. He recommends that the Commission provide specificity. Mulligan felt the Stormwater Commission might be more impactful if we spoke to the CUP rather than rezoning, since Planning Commission is more authoritative to re-zoning.
 - e. Commissioner Holly identified that rainfall criteria may need to be adjusted. Discussed potential resources to assess the rainfall criteria.
9. Council Liaison.
- a. Councilperson Tieman, will send his comments to us so that an already long meeting is not made longer by his comments.
 - b. Councilperson Tieman commended the Commissioners for its conscientious work on behalf of the residents.
10. **Adjournment:** 5:43 PM (Armstrong, Aronberg).
11. **Attachments:** Visitors list.

Minutes Preparation. Minutes were prepared by Garry Aronberg.

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SIGN-IN SHEET

Stormwater Commission Meeting

Date: 10/7/25 – 3:30 pm

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march



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47 total

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