

Meeting Minutes  
Department of Public Works  
Storm Water Committee Meeting  
August 11, 2016

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The meeting was called to order at 8:30 am.

**The following members were present**

Robert Watt, William Brennan, Tom Bowers, Mary Ann Rober, Jennifer Avery, Ray Potter, Anne Carter, Ann Lamitola, staff liaison

**Also present**

Mayor Nancy Spewak,  
Pete Merten, Josiah Holst, HR Green,  
Scot Bollinger, Public Works Superintendent  
Sam Zes, City Finance Director  
Shannon Creighton, Gilmore Bell

**Members of the public present**

Victor Kats, Willow Hill Subdivision  
James Adams, Ellsworth Subdivision  
Bill Boudoures Ellsworth Subdivision  
Mike Hanley Wakefield Subdivision

**Adoption of the Agenda**

Chairman Watt made a motion to approve and adopt the agenda; Mary Ann Rober seconded the motion. All present were in favor.

**Meeting minute approval**

Mr. Watt opened the floor for questions regarding the meeting minutes from the July 19, 2016 meeting. Ms. Rober asked if MSD reviews all new homes that are being proposed to the City and also asked if the Stormwater Sub Committee is tasked with coming up with the Development Standards with regard to fences and walls. Ms. Lamitola replied that MSD does review all new home plans and that the Sub Committee will be meeting on August 24, 2016 and will be discussing development standards.

Mr. Brennan made a motion to approve the minutes. Mr. Tom Bowers seconded the motion. All present were in favor.

**Public Forum**

Mr. Kats a trustee for the Willow Hill neighborhood stated that his intention was to stay informed regarding the Stormwater Program so that he could pass on the information to other residents in Willow Hill. He also stated that Ms. Lamitola has been doing a really good job with keeping him up to speed on the program.

Mr. Boudoures stated that the Ellsworth Subdivision has had a lot of issues regarding storm water problems and flooding.

#### **Stormwater ordinance and exhibits A&B discussion**

Mr. Watt stated that the wording in the storm water ordinance has been carefully examined and has had several tweaks since the original draft in an effort to keep the process as objective, fair and cost effective as possible. He also stated that the City will still have some flexibility to adapt and make changes if necessary. Ms. Lamitola added that the possible changes would however only apply to exhibit A (the score card) & exhibit B (the grant program) and not the ordinance as that would have to go through the City Council.

Ms. Rober inquired as to how the heat map will work in the future concerning the color coding by severity. Mr. Merten replied that as the red hot spot priority projects are completed the problem points will be removed which will affect the whole map. Annual adjustments will be made to reflect the changes which could result in some yellow areas turning red. Mr. Watt added that the ordinance also requires the whole Stormwater Master Plan to be reviewed every three years. He also recommended that perhaps all reviews concerning storm water should be performed in the spring in an effort to line up projects for the summer construction timeframe.

Mr. Bower made the motion to send the Stormwater ordinance draft to the City Council for the August 18, 2016 meeting. Ms. Carter seconded the motion. All present were in favor. Mayor Spewak asked for members of the Stormwater Committee to attend the City Council meeting and it was decided that Mr. Brennan would present the ordinance to the City Council. Mayor Spewak and Mr. Watt both thanked everyone for all of the hard work developing the Stormwater Ordinance.

#### **Contract amendment review with HR Green for Phase II of the Stormwater Master Plan**

The purpose of the amendment would be for HR Green who completed Phase I (the Stormwater Needs Assessment) to move forward with Phase II which would involve developing the Master Plan and providing conceptual engineering for the first round of Program projects.

Mr. Merten gave a brief overview of the approach that would be used as a starting point. It would include a "hands-on" approach with the evaluation of the 17 neighborhoods identified in red on the heat map as well evaluation of the conveyance system and the development of projects that are the highest priority statistically. Other goals Mr. Merten mentioned were keeping as much green infrastructure in place as possible while addressing storm water volume at the same time.

He also stated that all storm water data will be updated and entered into a hydrological model which will help identify projects and the benefit to cost ratios for individual projects. It is also possible that if problems are found within the conveyance system, once those problems are addressed it may reduce other problems throughout the City. Further

detail on the contract amendment can be found in attachment D which was distributed at the meeting.

Mr. Merten estimates that the Master Plan, including development of the benefit to cost ratios for top priority projects will take approximately 6 months. Then the plan will be reviewed by the Storm water committee. Mr. Watt mentioned the importance of having a good description of the proposed projects which clearly states what the City will be getting for the money spent. Mayor Spewak pointed out that not all of the money generated from the Stormwater Fund will be available for proposed projects since some of the City's projects will have storm water components that require funding. Ms. Lamitola stated that the Lay Rd project will be the next major project with storm water elements.

Ms. Lamitola stated that the initial recommendation from H.R. Green would include a 5-year implementation plan. Mayor Spewak added that the recommendation should be very objective.

Ms. Avery asked Mr. Merten how the communication will work between H.R. Green and the neighborhoods. Mr. Merten replied that it will primarily be a scripted response intended to be informational only. Ms. Lamitola added that it should be emphasized to the residents that the Master Planning phase does not constitute an obligation of money to specific projects and that the committee will have to review the results of the master plan, then make recommendations to City Council. Mayor Spewak recommended a neighborhood trustee tab on the website to aid in communication.

Ms. Avery asked how updated information after each storm event should be transmitted. Mr. Merten replied that emailing H.R. Green is the best way to communicate storm water concerns and it will help in establishing frequency of the problems. Mr. Bower asked who received the storm water complaints before the Stormwater Program was initiated. Ms. Lamitola stated that the City did at which time they were entered into the City's database. MSD also received complaints and provided that data to the City at the beginning of the needs assessment phase. It is estimated that out of the roughly 3,300 homes in Ladue 500-700 of them are being impacted by storm water.

Mr. Potter asked if detention and retention will be looked at as part of the solution process. Mr. Merten replied that yes they will be instrumental in preventing storm water from being diverted downstream. Mr. Watt asked if residents will be given time to offer additional funding to help with getting a higher ranking on the benefit-cost ratio. Mr. Merten stated that residents will have time to do so as stated in the ordinance. Ms. Avery asked if private road construction that has contributed to some storm water issues would be addressed. Mayor Spewak replied that storm water issues due to private road construction would be an engineering and design problem which would be up to the subdivision to resolve with the contractor. Ms. Lamitola added that the City does not review private road plans.

### **Financing Presentation from Gilmore Bell**

Ms. Creighton with Gilmore Bell presented the funding options for the Stormwater Program which included General Obligation Bonds, Lease Financing, and Neighborhood Improvement Districts or (NIDS). It was also determined that the administrative cost associated with a NID can be included in the overall cost. Ms. Carter mentioned the conflicts that can be associated with properties that are for sale due to disclosure requirements associated with NIDS. Ms. Creighton stated that the NID voting process requires two-thirds majority which is applied by acreage within the NID boundary and not the number of properties. Cities in this area that have developed NIDS include Olivette, St Louis County, and Richmond Heights.

**Closing Remarks**

The next Storm Water Committee meeting is scheduled for Thursday September 8, 2016 at 8:30 a.m., at the Police Building, Conference Room.

Mr. Watt moved to adjourn the meeting and Ms. Rober seconded the motion. All present were in favor and the meeting adjourned at 10:30 a.m.

Sincerely,

A handwritten signature in cursive script, appearing to read "R. Watt".

Mr. Robert Watt, Chairman  
Ladue Storm Water Advisory Committee