

Meeting Minutes
Storm Water Committee Meeting
Department of Public Works
June 15, 2017
8:00 am

The meeting was called to order at 8:00 am.

The following members were present

Bob Watt, Maryann Rober, Tom Bowers, Lloyd Palans and Trae Myer

Also present

Anne Lamitola: Public Works Director, Scot Bollinger: Public Works Superintendent, Mayor Nancy Spewak, Councilman Bill Brennan, and Ashley Quinn: Administrative Assistant

Members of the public present

NA

Adoption of the Agenda

Chairman Watt asked for a motion to approve and adopt the agenda; Mr. Palans made a motion to adopt, Mr. Bowers seconded the motion. All present were in favor – “aye”

Approval of the April 13, 2017 meeting minutes

Chairman Watt asked for a motion to approve the April 13, 2017 meeting minutes; Mr. Palans made a motion, Mr. Bowers seconded the motion. All present were in favor – “aye”

Public Forum

Mayor Spewak addressed the Committee to share that there were plans for the redevelopment of the old Shriners Hospital property. Having the storm water data in place is a great help when projects like this in neighboring areas take place.

She shared that Finance Committee would be looking at budget related items regarding general fund and general revenue before a discussion about a Bond issue would take place. She thinks it is a good idea to start working on the 5 year plan and then think about when it is appropriate to discuss funding.

Mr. Myer raised concerns about cost sharing and the implications if residents or trustees can raise funding that could bump other projects out of the way.

Storm Water Master Plan Public Meetings

A discussion ensued about the three public stormwater meetings that took place at City Hall. Comment cards were received from several residents which helped drive changes made to the Master Plan. Follow up was made in the field by HR Green to verify the problems reported. Residents from Overbrook and Deerfield/Wakefield had a strong presence at the meetings. There was a lot of email and phone follow up from residents in La Hacienda. The interest is an intense interest as the residents are greatly impacted by flooding and storm water issues.

The comments from residents lead to the identification of a new concern with Conway Road sheet flow. The increased knowledge gained from those comments lead to a plan change.

Mr. Merten explained that for many resident's basement flooding was a large issue. MSD considers basements "non-inhabitable" space, but Ladue City Council does not feel that reflects the real estate in Ladue. The scoring used for this caused a reorder of priorities, bringing South Tealbrook down and making Willow Hill a higher ranking project than before. Basement flooding is the largest amount of damage experienced. For the calculation it was assumed that all residents in those impacted areas have a finished basement and it was coupled with the complaint data. The frequency of basement flooding was determined as "chronic" which moved their MSD rating.

Ms. Lamitola stated that the City gets less calls of complaints now that the Storm Water Committee has been working with HR Green on a plan. The residents feel better and more confident that we are working towards solutions and that their complaints are heard.

Storm Water Master Plan Discussion

A comparative analysis was provided for the Master Plan. The five year implementation plan would span 2018-2022. There is approximately \$8.3 Million dollars to start with roughly \$900,000 of revenue added each year. All projects would incur design costs for engineering, surveys, geo tech, easement plats and ancillary activities.

Chairman Watt asked if people aren't willing to donate easements will that halt a project overall.

Mr. Merten stated that there are work arounds attempted before a project would be abandoned.

The Deerfield/Wakefield project would require a lot of easements. Ms. Lamitola suggested it being broken up into smaller projects to be assured that easements will be signed before starting a full design process.

Mr. Merten stated that some design dollars would need to be spent before obtaining easements. They could decide to only spend a certain percentage beforehand. It would be necessary to spend some to determine if a project goes ahead.

A discussion ensued about easements, letters of intent and participation before spending design money.

Mr. Myer expressed concern over Deerfield/Wakefield because residents may not want 10 years of construction. After 5 years, the project would not even be half complete. He agreed that it is a problem but he wants to make sure it is executable.

Ms. Lamitola explained that it was predominately a pipe project which would start at the downstream and work up. There are typically less problems upstream.

Mr. Palans suggested attaching the storm water ordinance to information about the management program when addressing residents.

Chairman Watt asked if Deerfield/Wakefield would see benefit throughout each phase.

Mr. Merten said that it is a lot of pipes and culverts. If they worked up to the house at #41 there would be impact seen. There are approximately 40 sink holes that feed into the pipe system. They would put the trunk in first.

Ms. Lamitola stated that the revenue was limited compared to the scope of work. They would be meeting with MSD. There is no funding for capital improvements, only maintenance. They would like it to go to voters in 2019 for an increase to raise funding.

Mr. Merten added that some projects could rank higher in the MSD system than in Ladue's system.

The Committee discussed the appropriate course of action for obtaining easements. A draft easement was discussed, created for the City by an attorney. Mr. Merten shared that per MSD they would need to have surveys completed before easements. There would need to be title searches for existing easements and a plat prepared. It would be best to have letters of intent rather than a draft easement.

The Committee discussed all letters of intent being complete before moving forward with a project. Mr. Myer felt that if not 100% of letters were required, it should at least be a very high percentage because it would only take a few not being signed to halt a project.

Mr. Merten stated that there would be letters to beneficiaries with a description of the project, the easement needed and a letter of intent to be executed.

Chairman Watt asked how long after a letter of intent it would take to prepare plats and surveys.

Mr. Merten said it can take quite a bit of time.

Ms. Lamitola suggested a public meeting to try and obtain a mass number of letters of intent on the spot.

Mr. Merten suggested working through HOA's and trustees to put pressure on residents to complete the letters of intent. The procedures stated in the Ordinance should have a paragraph added about obtaining letters of intent.

Councilman Brennan felt that it needed to be 100% of the letters of intent or he did not feel that Council would approve the project moving forward.

A discussion ensued about a storm water meeting before the July 17th, 2017 City Council Meeting. It was decided that the next meeting would be for July 6th, 2017. Any revisions for the Master Plan would need to be submitted to HR Green by June 30th so that those changes could be added.

A discussion ensued about the storm water fund requiring a \$2 million yearly balance and why that was so high. It was discussed that perhaps that was to remain conservative and there was the possibility to discuss getting that amount lowered. They could discuss that justification at the July 6th, 2017 meeting.

Mr. Palans suggested the Committee provide notice of intent to implement the 5 year plan starting January 1, 2018, with the opportunity for personal funding to be organized. He suggested information on this being placed in the newsletter.

Ms. Lamitola stated that the City Council meeting could be published as a public hearing.

Other Matters Deemed Appropriate

None

The next meeting will be at 8:00 am on July 6th in the Public Works Conference Room.

Mr. Bowers made a motion to adjourn the meeting, Ms. Rober seconded the motion. All present were in favor – “aye”. Meeting adjourned at 11:27am.



Mr. Robert Watt, Chairman
Ladue Storm Water Advisory Committee