



**AGENDA  
CITY OF CREVE COEUR  
STORMWATER COMMITTEE  
COUNCIL CHAMBER  
300 NORTH NEW BALLAS RD  
MARCH 12, 2025  
4:45 PM**

**ZOOM**

1. <https://us02web.zoom.us/j/86119685284?pwd=s1cTEVIEAMcICBbQjOPQCBU86k3QVT.1>

Meeting ID: 861 1968 5284

Passocde: 724611

Summary:

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

2. Draft meeting minutes 10-09-2024
3. Draft meeting minutes 11-13-2024
4. Draft meeting minutes 02-12-2025
5. Draft subcommittee meeting minutes 03-10-2025

**COMMENTS FROM THE GENERAL PUBLIC**

**UNFINISHED BUSINESS - None**

**BUSINESS FROM STAFF**

6. Review and approval of the CIP FY2026-FY2030
7. Review and approval of the stormwater cost-share projects 2025 Round Two

**BUSINESS FROM MEMBERS**

**BUSINESS FROM COUNCIL LIAISON**

**NEXT MEETING DATE - April 9, 2025**

**ADJOURNMENT**

Posted by: \_\_\_\_\_



**AGENDA  
CITY OF CREVE COEUR  
STORMWATER COMMITTEE  
COUNCIL CHAMBER  
300 NORTH NEW BALLAS RD  
MARCH 12, 2025  
4:45 PM**

Date/Time posted: \_\_\_\_\_

***If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.***



**MINUTES  
CITY OF CREVE COEUR  
STORMWATER COMMITTEE**

**DRAFT**

**300 N NEW BALLAS - COUNCIL CHAMBERS/SITE VISITS**

**OCTOBER 9, 2024**

**4:45 PM**

**CALL TO ORDER**

The meeting was called to order at 4:51 p.m.

**ROLL CALL**

- Committee Chair Bernard Feldman
- Committee Member Patrick Brown
- Committee Member Samantha Davies
- Committee Member Mary Helen Gerst
- Committee Member Kathleen Rizzo

Others Present: City Council Liaison Donna Spence, Director of Public Works Jim Heines, Assistant Director of Public Works/City Engineer Steven Berezcz, Civil Engineer Dione Garson and Administrative Services Associate TaMara Pelkey.

**APPROVAL OF AGENDA**

**RESULT:** Motion to approve the agenda  
**MOVER:** Stormwater Committee Brown  
**SECONDER:** Stormwater Committee Rizzo  
**AYES:** Bernard Feldman, Patrick Brown, Samantha Davies, Mary Helen Gerst, Kathleen Rizzo  
**NAYS:** None

**APPROVAL OF MINUTES**

**RESULT:** Motion to approve the September 11, 2024 Minutes  
**MOVER:** Stormwater Committee Gerst  
**SECONDER:** Stormwater Committee Brown  
**AYES:** Bernard Feldman, Patrick Brown, Samantha Davies, Mary Helen Gerst, Kathleen Rizzo  
**NAYS:** None



**MINUTES  
CITY OF CREVE COEUR  
STORMWATER COMMITTEE**

**300 N NEW BALLAS - COUNCIL CHAMBERS/SITE VISITS**

**OCTOBER 9, 2024**

**4:45 PM**

**UNFINISHED BUSINESS - None**

**BUSINESS FROM MEMBERS**

None

**BUSINESS FROM COUNCIL LIASION**

None

**COMMENTS FROM THE GENERAL PUBLIC**

None

**NEXT MEETING DATE**

The next Stormwater Committee Meeting will be held on Wednesday, November 13, 2024.

**BUSINESS FROM STAFF**

Civil Engineer, Dione Garson gave an update on the following current projects:

Conway Park Lake Dredging - Design phase is near completion

Bundle of Five Stormwater Projects - Design Phase

Sona Lane - Design Phase

Grant Consultant - Staff is reviewing prior to presenting to City Council

Stormwater Management Cost-Share Program - City staff member, Dione Garson will be attending the October Horticulture, Ecology and Beautification (HEB) meeting to discuss collaborating with the Stormwater Committee for the second round of applications for the program. The HOA Somerton project is underway. The next round of cost-share applications will open mid-October.

Committee Member Samantha Davies asked how the design phase was going for Sona Ln. Dione Garson explained that Bax Engineering is looking into alternative design solutions if we are unable to receive temporary construction easements from residents along Deaver Ln.

Committee Member Mary Helen Gerst asked if Sona Ln has always had a runoff issue. Public Works Director, Jim Heines explained that there has been since there is no MSD infrastructure along Deaver Ln, but redeveloped homes have increased the issue



**MINUTES  
CITY OF CREVE COEUR  
STORMWATER COMMITTEE**

**300 N NEW BALLAS - COUNCIL CHAMBERS/SITE VISITS**

**OCTOBER 9, 2024**

**4:45 PM**

and several homes were constructed prior to stormwater regulations being in place.

**2. Brief project updates**

• **Site visits:**

- **Beaver Drive - Stormwater project in the engineering design phase**
- **Hibler Road - New inlets, swales and roadway surfacing (if time allows)**

**ADJOURNMENT**

The meeting was adjourned at 5:25 p.m. and the members then did a site visit to Beaver Dr. to view the issues and learn about the conceptual design. Time did not allow for a trip to Hibler Rd, but a map was given to the members so they could go by and view the new improvements installed.

**RESULT:** Motion to Adjourn the meeting

**MOVER:** Stormwater Committee Rizzo

**SECONDER:** Stormwater Committee Gerst

**AYES:** Bernard Feldman, Patrick Brown, Samantha Davies, Mary Helen Gerst, Kathleen Rizzo

**NAYS:** None



**MINUTES  
CITY OF CREVE COEUR  
STORMWATER COMMITTEE  
300 NORTH NEW BALLAS RD - COUNCIL CHAMBERS  
NOVEMBER 13, 2024  
4:45 PM**

**CALL TO ORDER**

There was no formal meeting due to lack of a quorum. Gene Rovak, P.E. gave a presentation on "Common Misconceptions About Flooding" to the members and public present.

**ROLL CALL**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

1. Draft minutes October 9, 2024

**UNFINISHED BUSINESS - None**

**COMMENTS FROM THE GENERAL PUBLIC**

**BUSINESS FROM STAFF**

2. Presentation by Gene Rovak, PE - "Common Misconceptions About Flooding"

**BUSINESS FROM MEMBERS**

**BUSINESS FROM COUNCIL LIASION**

**NEXT MEETING DATE - JANUARY 8, 2025**

3. No December Stormwater Meeting due to The Mayor's Holiday party on Tuesday, December 3, 2024. On Wednesday, December 11, 2024, City staff will host an informal drop-in informational meeting for residents and HOA representatives interested in learning more about the Stormwater Management Cost-Share Program.

**ADJOURNMENT**



**MINUTES  
CITY OF CREVE COEUR  
STORMWATER COMMITTEE  
COUNCIL CHAMBER  
300 NORTH NEW BALLAS RD  
FEBRUARY 12, 2025  
4:45 PM**

**ZOOM**

<https://us02web.zoom.us/j/81573132898?pwd=UU1sO92fSbpXRAR8GBWp0vrdW4pdVZ.1>

**Meeting ID: 815 7313 2898**  
**Passcode: 334312**

**CALL TO ORDER**

The meeting was called to order at 4:45 p.m.

**ROLL CALL**

Committee Chair Bernard Feldman  
Committee Member Patrick Brown  
Committee Member Samantha Davies  
Committee Member Mary Helen Gerst  
Committee Member Zachary Hafez  
Committee Member Kathleen Rizzo

Others Present: City Council Liaison Donna Spence, Director of Public Works Jim Heines, Assistant Director of Public Works/City Engineer Steven Berecz, Civil Engineer Dione Garson and Administrative Services Associate TaMara Pelkey.

**APPROVAL OF AGENDA**

<p><b>RESULT:</b> Motion to approve the agenda <b>MOVER:</b> Patrick Brown <b>SECONDER:</b> Kathleen Rizzo <b>AYES:</b> Bernard Feldman, Patrick Brown, Samantha Davies, Mary Helen Gerst, Zachary Hafez <b>NAYS:</b> None</p>
--

**APPROVAL OF MINUTES**

Approval of the draft meeting minutes was postponed until the next in person meeting on March 12, 2025

**2. Draft meeting minutes 10-09-2024**



**MINUTES  
CITY OF CREVE COEUR  
STORMWATER COMMITTEE  
COUNCIL CHAMBER  
300 NORTH NEW BALLAS RD  
FEBRUARY 12, 2025  
4:45 PM**

**3. Draft meeting minutes 11-13-2024**

**COMMENTS FROM THE GENERAL PUBLIC**

Resident Dave Schneider was in attendance - no comments

**UNFINISHED BUSINESS - None**

**BUSINESS FROM STAFF**

There will be a Stormwater Management Cost-share program table at the Arbor Day Celebration and Art contest on Sunday April 27, 2025 from 1:00-3:00 p.m. at Millennium Park. Stormwater Chairman, Bernard Feldman and Council Liaison, Donna Spence volunteered to join staff at this event.

**4. Overview of the proposed Stormwater projects to be included in the CIP**

Civil Engineer, Dione Garson provided a PowerPoint presentation (exhibit A) explaining the Capital Improvement Program (CIP) for the next five years; detailing the proposed Stormwater projects for Fiscal years 2026-2028 as well as current Stormwater project updates.

**5. Subcommittee for the Stormwater management cost-share program**

The Stormwater cost-share program will be run on the fiscal year calendar starting on July 1st. This will allow the funds to be used within the required timelines and for plantings to establish in the fall and spring. The following members volunteered for the Stormwater Subcommittee: Samantha Davies, Mary Helen Gerst and Patrick Brown.

**6. Overview of the Conway Park pocket wetland project**

The Conway Park Pocket Wetland has two design concepts - one with a Cypress tree island and one without. Assistant Director of Public Works/Civil Engineer, Steve Berez is discussing these options with the Parks and Historic Preservation committee. We anticipate construction to begin in Spring of 2026.

**BUSINESS FROM MEMBERS**

No Comments



**MINUTES  
CITY OF CREVE COEUR  
STORMWATER COMMITTEE  
COUNCIL CHAMBER  
300 NORTH NEW BALLAS RD  
FEBRUARY 12, 2025  
4:45 PM**

**BUSINESS FROM COUNCIL LIAISON**

No comments

**NEXT MEETING DATE**

The Stormwater subcommittee will meet on Monday March 10th, 2025 at 4:30 p.m. at 300 N. New Ballas.

The Stormwater committee will meet on Wednesday March 12th, 2025 at 4:45 p.m. at 300 N New Ballas.

**ADJOURNMENT**

**RESULT:** Motion to adjourn the meeting at 6:00 p.m.

**MOVER:** Kathleen Rizzo

**SECONDER:** Samantha Davies

**AYES:** Bernard Feldman, Patrick Brown, Samantha Davies, Mary Helen Gerst, Zachary Hafez, Kathleen Rizzo

**NAYS:** None

# Stormwater Committee Meeting

February 12, 2025



# Capital Improvement Program – Stormwater Overview

- **FY2026-FY2030 Capital Improvement Program (CIP)**
  - Twenty-three new projects
  - **Total five-year projected spending = \$6,645,000**
- **Revenue (anticipated over the FY26 to FY30)**
  - Deer Creek OMCI = \$1,400,000
  - University City OMCI = \$175,000
  - Prop S Funding = \$500,000
- **Water quality grants are uncertain at this time**
  - Grant consultant is looking into funding possibilities beyond 319 grants
  - Grant projects will not likely be programmed until FY2029 and FY2030

# Draft

<b>9509 STORMWATER</b>	<b>FY2025 BUDGETED</b>	<b>FY2025 PROJECTED</b>	<b>FY2026 PROJECTED</b>	<b>FY2027 PROJECTED</b>	<b>FY2028 PROJECTED</b>	<b>FY2029 PROJECTED</b>	<b>FY2030 PROJECTED</b>
01 Watershed Management Plan (400E)	-	-	-	-	-	-	-
04 Hibler Roadside Drainage (401)	330,741	318,000	-	-	-	-	-
05 Alden Lane Drain Replacement (Deer Creek OMCI) (402E)	-	-	-	-	-	-	-
06 Ballas Culvert Erosion Rehabilitation (Deer Creek OMCI) (403E)	33,637	44,000	-	-	-	-	-
07 Golf Course Pond Aeration (404E)	-	-	-	-	-	-	-
08 Hibler Woods Drain Replacement (406E)	-	-	-	-	-	-	-
09 Stormwater Concept Plans (Design)							
11 Lake Dredging - Conway Park & Golf Course (408E)	450,000	53,725	500,000	40,000	500,000	-	-
13 Stormwater Management Cost-Share Program	120,000	19,000	60,000	60,000	60,000	60,000	60,000
15 FY2025 Stormwater Projects (412 E)	617,000	215,000	450,000				
16 (409) Beaver Drive Crossing (Deer Creek OMCI)	174,000	191,000	650,000				
17 Sona Lane (Deer Creek OMCI) (411E)	160,000	27,133	50,000				
20 Various Projects - University City (OMCI)				175,000			
21 Drain Replacements - West Rue De La Banque & Bellerive Manor	70,000	85,000					
22 Grant Funding Consultant Research for Stormwater Projects	25,000		25,000				
23 Video Inspection Ballas storm sewer (Olive to Conway) Video of Roadway Culverts	75,000	-	75,000				
24 MTP Bridge Study		3,380					
25 12173 Royal Valley Drive French Drains							
26 Demolition of Bridge in Malcom Terrace Park (50% of costs)			75,000				
27 Projects from Watershed Management Plan (WMP)						1,100,000	1,200,000
28 FY2026 Stormwater Projects (413E)			160,000	435,000			
29 FY2027 Stormwater Projects (414E)				295,000	535,000		
30 FY2028 Stormwater Projects (415E)					130,000		
		-					
<b>Subtotal (Stormwater)</b>	<b>2,055,378</b>	<b>956,238</b>	<b>2,045,000</b>	<b>1,005,000</b>	<b>1,225,000</b>	<b>1,160,000</b>	<b>1,260,000</b>

# Draft

9509 STORMWATER	Ward	Score	Project Type
28 (413) FY2026 from Watershed Management Plan (WMP)			
DC-S-19 308 South Spoeede Road	1	1.21	3
DC-S-22 North Spoeede Road & Mission Hills Court	1	1.19	3
DC-S-09 Pine Manor Drive	1	1.05	3
DC-S-02 18 Sackston Woods Lane	2	2.08	3
DC-C-18 Alden Lane	1	1.47	1
29 (414) FY2027 Stormwater Projects			
CC-C-16 Villa Hill Lane	3	2.28	1
CC-S-05 740 North Mason Road	3	1.06	3
CC-C-23 Oak Hollow Drive	3	1.55	2
DC-S-13 Morwood Lane	2	0.94	3
30 (415) FY2028 Stormwater Projects			
DC-C-03 996 East Rue De La Banque Street	2	1.52	2
CC-C-07 Ferngate Lane	4	1.09	1
<b>Cumulative Total of All Projects Programmed</b>		<b>42.12</b>	

Cumulative total of all projects program reflects the sum of the Prioritization Ranking Scores for projects in any phase from FY2024 through FY2028.

# Direction from the Committee

- At last year's CIP review, the Stormwater Committee asked staff to focus on finding projects that address:
  - Structural flooding
  - Roadway flooding
  - WMP recommendation projects with a Prioritization Ranking above 1.0
- This direction was used to guide the selection of programmed projects

DC-S-19  
308 South  
Spoede Road

## FY2026

- Issues addressed
  - Structural flooding
- WMP recommendation
  - Install a swale, catch basin, stormwater pipes, and curbing



Conceptual Layout of DC-S-19

DC-S-22  
North Spoede  
Road &  
Mission Hills  
Court

## FY2026

- Issues addressed
  - Street flooding near the intersection
- WMP recommendation
  - Extension to the existing MSD stormwater system in North Spoede Road
  - Hydraulic analysis of the existing sewer system
  - Potentially add additional inlets on North Spoede Road



Conceptual Layout of DC-S-22

DC-S-09  
Pine Manor  
Drive

## FY2026

- Issues addressed
  - Street flooding in the cul-de-sac
  - Yard flooding
- WMP recommendation
  - Extension and modifications (double inlets & slotted manhole covers) to the existing MSD stormwater system
  - Trench drain across Ridgecorde Place
  - Swale and berm
  - Verify 100-year overland flow paths

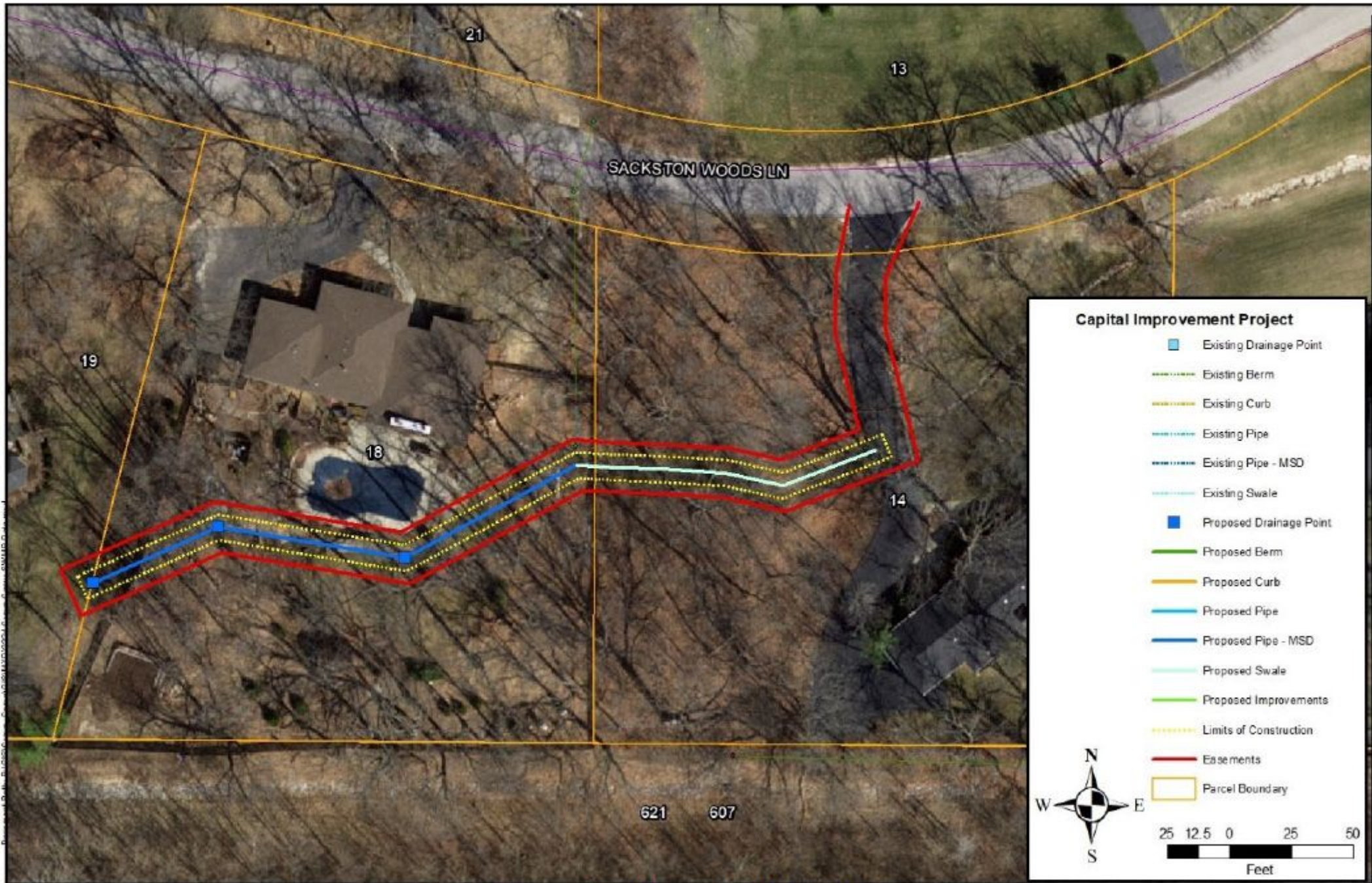


Conceptual Layout of DC-S-09

DC-S-02  
18 Sackston  
Woods Lane

## FY2026

- Issues addressed
  - Yard flooding with overflow into a pool
- WMP recommendation
  - Construct a pipe and swale/berm system that directs flows to the existing stormwater inlets
- Please see next sheet for detail



Conceptual Layout of DC-S-02

DC-S-18  
Alden Lane

## FY2026

- Issues addressed
  - Failing streambank protection
  - Failing rip-rap
  - Roadway flooding
  - Yard flooding
  - Roadway sinkholes
- WMP recommendation
  - Replace failing streambank protections
  - Grade controls
  - Swale
  - Repave and crown roadway
  - Curbing/swale to direct flows from the roadway to the creek



CC-C-16  
Villa Hill Lane

## FY2027

- Issues addressed
  - Bank erosion threatening a retaining wall
- WMP recommendation
  - Stabilize the outside bend of the creek (tributary to Fernridge Creek)



CC-S-05  
740 North  
Mason Road

## FY2027

- Issues addressed
  - Several homes are experiencing yard flooding and erosion
- WMP recommendation
  - Berm and swale the directs flows to an existing stormwater system
- Please see next sheet for detail

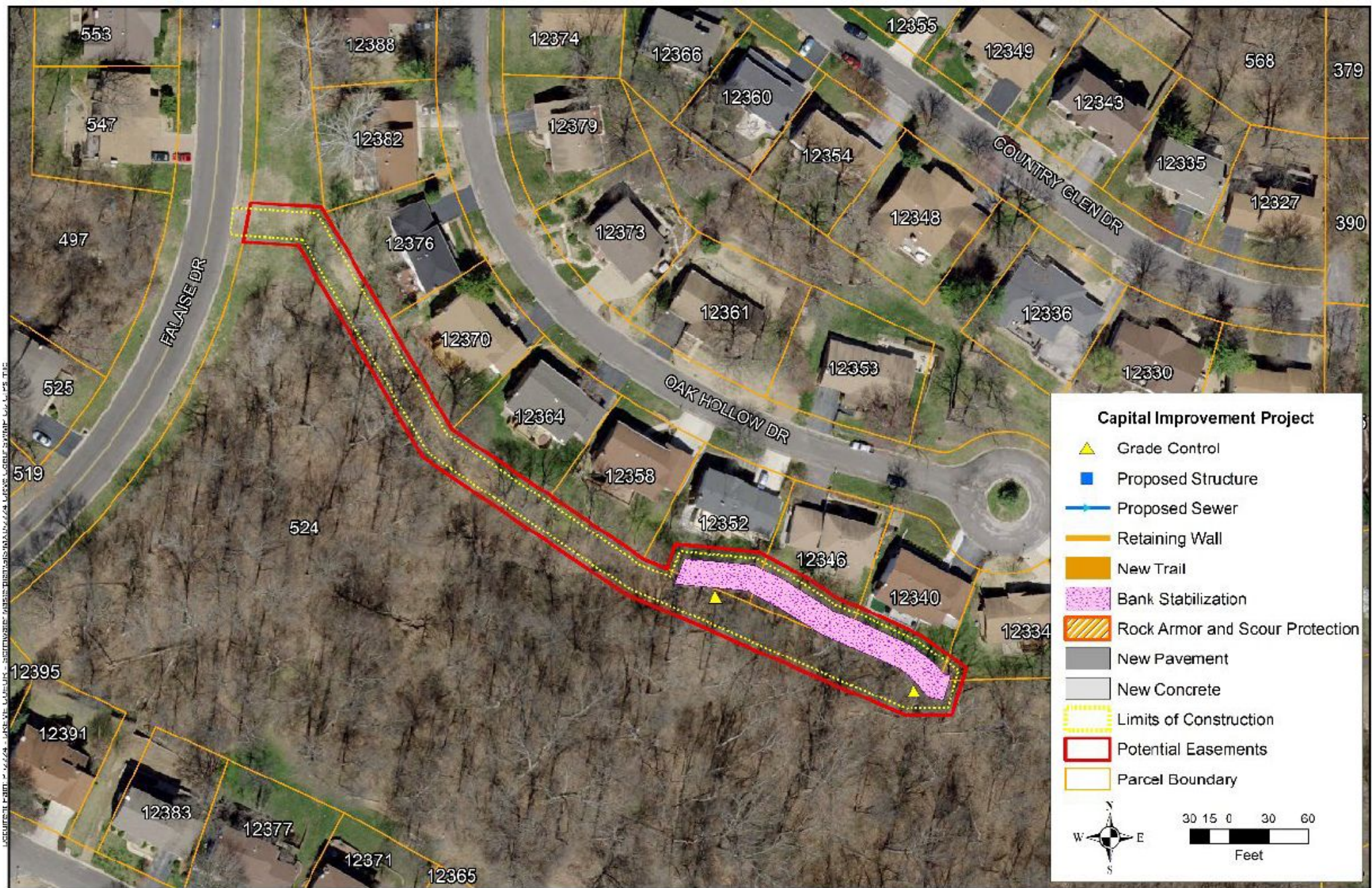


Conceptual Layout of CC-S-05

CC-C-23  
Oak Hollow  
Drive

## FY2027

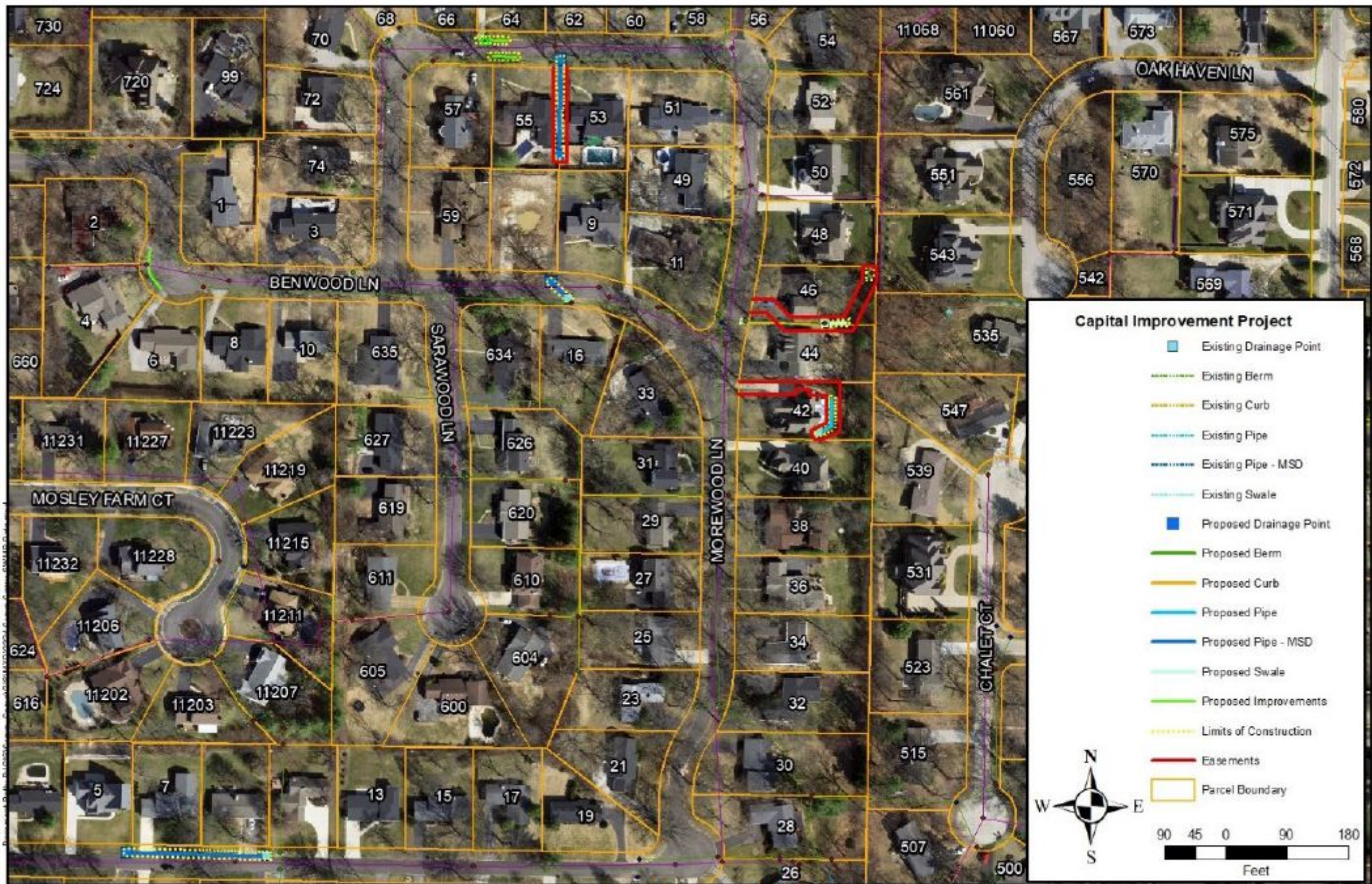
- Issues addressed
  - Creek erosion threatening habitable structures & backyards
- WMP recommendation
  - Stabilize the banks
  - Install grade control
- Please see next sheet for detail



DC-S-13  
Morwood  
Lane

## FY2027

- Issues addressed
  - Roadway ponding
  - Yard flooding
- WMP recommendation
  - Reestablish roadway gutters
  - Berm and swales
  - Inlets and pipes

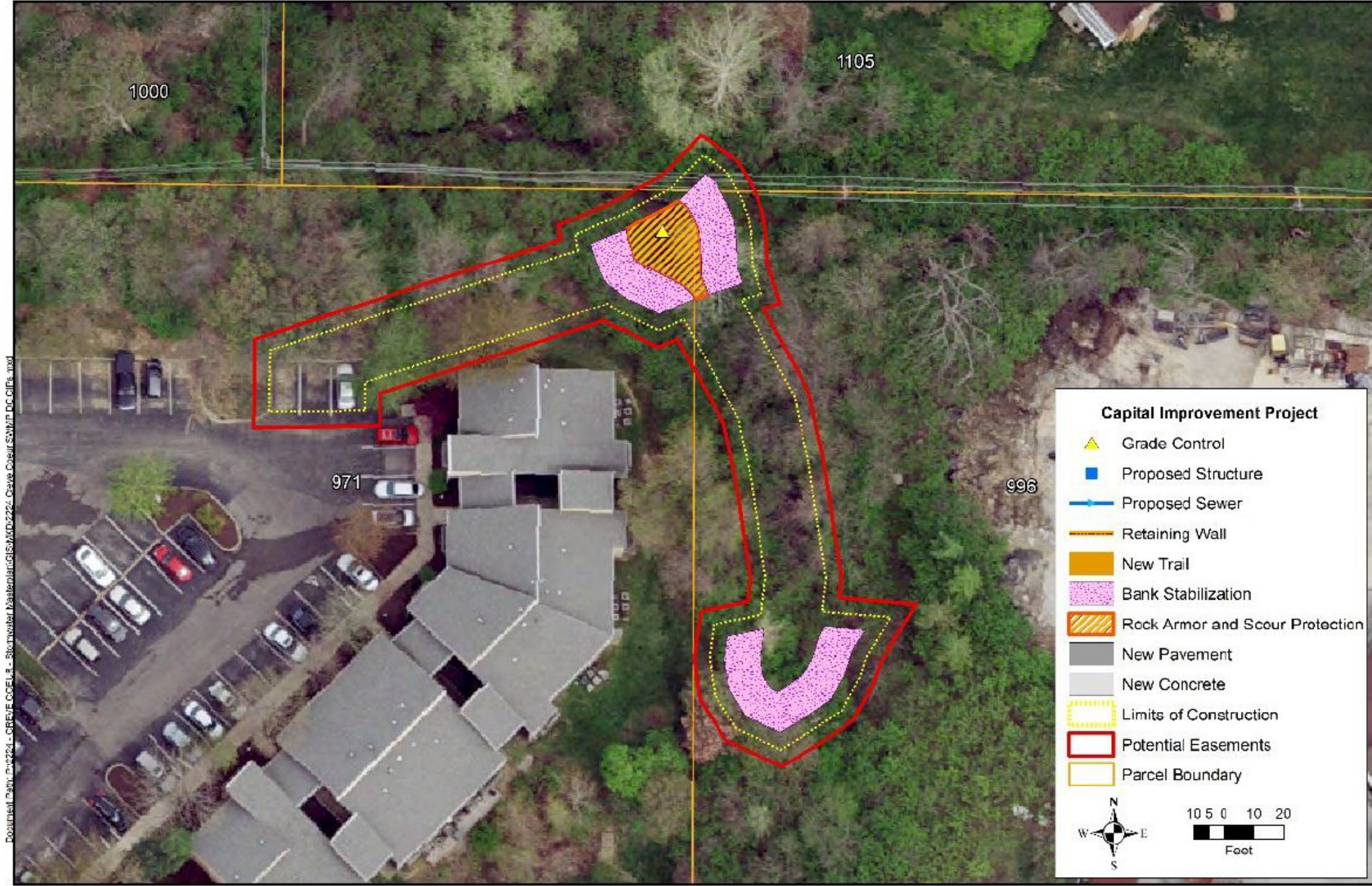


Conceptual Layout of DC-S-13

DC-C-03  
996 East Rue  
De La Banque  
Street

## FY2028

- Issues addressed
  - Creek erosion threatening a habitable structure and outfall
- WMP recommendation
  - Stabilize the banks
  - Install grade control
- Please see next sheet for detail



Conceptual Layout of DC-C-03

CC-C-07  
Ferngate Lane

## FY2028

- Issues addressed
  - Erosion threatening habitable structures
  - Failing existing rip rap
  - Exposed outlet pipe
- WMP recommendation
  - Stabilize the banks
  - Install grade control
  - Construct wingwalls and toewalls at the outlet
- Please see next sheet for detail



# Stormwater Management Cost-Share Program

- Subcommittee or full committee discussion in March?
- One Homeowner Association application submitted
- Eleven Individual Homeowner applications submitted – seven appear to meet program criteria
- Goals:
  - End of June/July Council approval
  - Allows two planting seasons, fall and spring for owners to construct and have reimbursements by June 30<sup>th</sup>

# Project Updates

- **Beaver Drive Crossing**
  - Moving into final engineering design phase
  - Anticipated construction starting this fall
- **252 Bellington Lane, Fernpark Drive & Mason Forest Drive**
  - Preliminary concepts are complete
  - Meeting with residents within the next few weeks
  - City Council approved costs for final engineering design at the February 10, 2025 meeting
  - Anticipate construction starting this summer/fall

# Project Updates

- **Warrington Square**

- Two of the homes in the project area are being considered by a developer
- City staff has talked with the developer about the stormwater issues experienced by the current homeowners
- Issues may be addressed, in part, by redevelopment activities such as:
  - Regrading
  - Elevation of the lowest floor and basement windows
- The City design project is on hold.

- **Woodbridge Manor Road**

- Trekk Design Group is preparing a hydraulic analysis of the existing stormwater conveyance system along Ladue Road
- Trekk will call City staff in the coming weeks to talk about the study and next steps

# Project Updates

- **Conway Park Pocket Wetland**
  - Steve is meeting with the Parks and Historic Preservation Committee
  - HEB Committee meeting the week of February 17<sup>th</sup>
  - Two Concepts – one with a Cypress tree island & one without
  - Anticipate bid in late 2025 with construction currently estimated in spring of 2026
- **City-owned trench drain and roadway catch basins**
  - Bid advertised soon
  - Construction anticipated to be completed by the end of June

# Project Updates

- **Maintenance of City-owned detention basins and raingardens**
  - Request for quotes has been issued
  - Work anticipated to be completed this spring
- **Sona Lane**
  - Concept design phase

# Arbor Day

- **Arbor Day Celebration & Art Contest**
  - Sunday, April 27 2025
  - 1:00 p.m. to 3:00 p.m.
  - Millenium Park
- City staff will have a table to promote the Stormwater Management Cost-Share program
- Would anyone like to volunteer to represent the Stormwater Committee at the event?



**MINUTES  
CITY OF CREVE COEUR  
STORMWATER SUB-COMMITTEE  
300 NORTH NEW BALLAS RD  
MARCH 10, 2025  
4:30 PM**

**CALL TO ORDER**

The meeting was called to order at 4:35 p.m.

**ROLL CALL**

Committee Chair Bernard Feldman  
Committee Member Patrick Brown  
Committee Member Samantha Davies  
Committee Member Mary Helen Gerst

Others Present: Assistant Director of Public Works/City Engineer Steven Berez, Civil Engineer Dione Garson and Administrative Services Associate TaMara Pelkey.

**APPROVAL OF AGENDA**

**COMMENTS FROM THE GENERAL PUBLIC**

**BUSINESS FROM STAFF**

**1. Review the Stormwater Cost Share applications for round 2 of the program.**

The Board members discussed 11 individual homeowner applications and one HOA application for the Stormwater cost-share program.

**Individual Homeowner Applications:**

Application 1 - 17 Chamblee Lane - Ward 4

- The property is fully in the flood plain. Staff made a site visit and informed the homeowners of the options for a home in the Special Flood Hazard Area (SFHA) Zone AR. Federal Emergency Management Agency (FEMA) Information was provided as well as the City's Flood Hazard Control Regulations. The Board discussed the issues of purchasing a home in a floodplain and inquired as to how often FEMA is updated. The proposed solution of pumps and pipes without mitigation is not in keeping with the requirements and intent of the program. The Subcommittee is not recommending the project for funding under the cost-share program. City staff will meet with the homeowners to talk about other possible funding sources that may be more suited to addressing issues in the flood plain.

Application 2 - 191 Plantation Drive- Ward 2



**MINUTES  
CITY OF CREVE COEUR  
STORMWATER SUB-COMMITTEE  
300 NORTH NEW BALLAS RD  
MARCH 10, 2025  
4:30 PM**

- The property has backyard flooding and erosion. The homeowner has tried to address the issue with a rain detention basin. The proposed solution to re-shape, add depth to the existing rain detention basin, plant trees, create an overflow rock-lined swale and add to an existing berm appears to meet the requirements and intent of the program. The Subcommittee is recommending the project for funding under the cost-share program.

Application 3 - 148 Royal Manor Court - Ward 3

- The property has had basement flooding and water pounding on the driveway near the garage. The proposed solution is to install a catch basin, PVC pipes and regrade the yard to direct flow away from the home. The solution does not include elements that would detain, retain or slow the rate of runoff. The Subcommittee is recommending the project for funding under the cost-share program with the condition that they design a solution to ensure detention benefits and proper grading to retain water on site.

Application 4 - 138 Bellington Lane - Ward 3

- The property has two MSD inlets that overflow during heavy rains. MSD has removed debris in past years. This project has been added to a list of possible projects to score when the Watershed Management Plan is refreshed. The homeowner did not include a proposed solution. When the sidewalks are replaced in the future, changes will be made to the grade and elevation that may reduce sidewalk flooding. The Subcommittee is not recommending the project for funding under the cost-share program.

Application 5 - 152 South Mason Road - Ward 4

- The property has an MSD stormwater channel on the site. The site receives runoff from the culvert and flows from the intersection of Ladue and S. Mason. The proposed solution of bioswales with underdrains and perhaps a rain garden installed at the end of the bioswale appears to meet the intent of the program. However, the homeowner did not include a plan or bids. It is suggested that the homeowner check the Stormwater Cost-share link on the City's website for



**MINUTES  
CITY OF CREVE COEUR  
STORMWATER SUB-COMMITTEE  
300 NORTH NEW BALLAS RD  
MARCH 10, 2025  
4:30 PM**

examples of how to develop plans for the site, seek bids and then apply to the third round of funding this fall. The Subcommittee is not recommending the project for funding at this time.

**Application 6 - 495 Falaise Drive - Ward 3**

- The property is at a lower elevation than the adjacent site to the west, a natural creek runs through the common ground that is adjacent to the east of the site. Runoff flows from west to east, causing issues of yard erosion and ponding. The proposed solution will construct a berm and swale on the west side of the lot to direct flows to a raingarden with emergency overflow at the outfall end of the dwale to capture and retain some of the runoff on site. This project appears to meet the requirements and intent of the program. The Subcommittee is recommending the project for funding under the cost-share program.

**Application 7 - 5 Tealwood Drive - Ward 1**

- The property has a shared driveway with 6 Tealwood Drive. The property has a clay pipe that has failed, causing yard ponding and flooding in the backyard. The proposed solution is to construct a dry retaining pool near the pipe's outfall. This project appears to meet the requirements and intent of the program. The Board asked to clarify who is repairing the existing clay pipe. The Subcommittee is recommending the project for funding under the cost-share program with the suggestion that they use amended soils and native plants to add a water quality component.

**Application 8 - 6 Wedgewood Lane - Ward 1**

- The property had basement flooding, yard flooding and ponding and erosion. The homeowners have made past attempts at addressing stormwater issues. The proposed solutions are raising the height of the back retaining wall and installing a French drain system behind it, increasing the size of the existing French drains, or installing a swale and berm system that outflows into a rain garden. This project appears to meet the requirements and intent of the program. The Subcommittee is recommending the project for funding under the



**MINUTES  
CITY OF CREVE COEUR  
STORMWATER SUB-COMMITTEE  
300 NORTH NEW BALLAS RD  
MARCH 10, 2025  
4:30 PM**

cost-share program.

Application 9 - 12363 Topsfield Court - Ward 3

- The property has stormwater runoff from adjacent site that is causing erosion and sinkholes. The homeowner had installed a perforated pipe system that is now failing and sinkholes are forming along the pipe trench. It appears that the installed pipes were not wrapped in a geotextile fabric. The proposed solution is to construct 30 linear feet of French drain with a perforated pipe covered in a geotextile fabric and install gabion rock to help prevent erosion. This project appears to meet the requirements and intent of the program. The Subcommittee is recommending the project for funding under the cost-share program.

Application 10 - 12351 Woodline Drive - Ward 3

- The property has yard erosion, creating gullies, ruts, sinkholes and fallen trees. The proposed solution is to extend the existing gabion stone rock bed, plant more native and ground cover plants and rebuild wall to improve drainage. This project appears to meet the requirements and intent of the program. The Subcommittee is recommending the project for funding under the cost-share program.

Application 11 - 815 Deaver Lane - Ward 1

- The property has backyard flooding. The runoff from the driveway is not reaching the MSD stormwater inlet on the property's western edge. The proposed solution is to install a bioswale and rain garden to detain and direct runoff to the MSD inlet. This project appears to meet the requirements and intent of the program. The Subcommittee is recommending the project for funding under the cost-share program.

**HOA application:**

Application 1 - Mill Crossing Condominium Association - Ward 4

- The property has an existing storm drain that is blocked with debris that no



**MINUTES  
CITY OF CREVE COEUR  
STORMWATER SUB-COMMITTEE  
300 NORTH NEW BALLAS RD  
MARCH 10, 2025  
4:30 PM**

longer functions as designed, allowing some surface flows onto neighboring sites. The proposed solution is to remove the debris and implement preventative measures. The applicant was unable to provide bids. The Board suggested resubmitting an application during the next round of funding with all required documents for approval. The Subcommittee is not recommending the project for funding at this time.

**BUSINESS FROM MEMBERS**

The Board had the following suggestions:

- On the application, ask how long you have lived in the house.
- Offer our Gabion rock program to applicants using gabion rock.
- Inquire about using unspent program funds to support lower-scoring projects from the Watershed Management Plan.
- Adding benches at Conway Park.

**BUSINESS FROM COUNCIL LIAISON**

Not present

**NEXT MEETING DATE**

N/A

**ADJOURNMENT**

The meeting was adjourned at 5:45 p.m.

February 21, 2025

To: Mayor Hoffman and City Council  
From: Mark Perkins, City Administrator  
Re: Proposed Capital Improvement Program for FY26-30

I am pleased to present the proposed Capital Improvement Program (CIP) for FY26-30 pursuant to Section 9.4(a) of the City Charter. The CIP is the culmination of extensive review and analysis by City staff with the input of the city's boards, committees and commissions and Creve Coeur citizens. I would like to extend my appreciation to Steve Berecz, City Engineer, for his work in development and compilation of the CIP.

**Revenues**

The City's CIP is largely funded by sales tax revenues, including a one-half cent capital improvement sales tax and a one-half parks and stormwater sales tax, adopted by the voters of Creve Coeur in 1998 and 2020, respectively. The adoption of the parks and stormwater sales tax in 2020 has been a game-changer for the City in allowing it to substantially upgrade its parks while also attending to stormwater and drainage problems in the community that we would have otherwise been unable to address.

After multiple years of growth, sales tax revenue for FY25 is projected to be flat compared to FY24. Over the five year term of the proposed CIP, growth in sales tax revenue is projected to be only one-half of one percent (0.5%) annually.

The City leverages its sale tax revenues by pursuing other funding sources, particularly federal and local grants. The City's success in obtaining grant funding has allowed it to execute a robust capital improvement program, and grant funding for several projects in the FY26-30 CIP has already been secured.

**Capital Fund**

The vast majority of the city's Capital Fund expenditures are focused on maintenance and improvement of critical infrastructure, the city's road network. In particular:

- Street and sidewalk maintenance pursuant to the city's pavement management program and rating system, \$1.5 Million in FY26 and increasing each year.
- Major street rehabilitation or construction of \$300,000 in four of the five years for streets requiring more extensive and costly repairs.
- Craig Road and sidewalk rehabilitation (\$1,600,000), supported by a federal grant

- New Ballas Road Resurfacing – Phase 2 – Conway to Ladue Road (\$1,315,000) , supported by a federal grant.
- New Ballas Road Resurfacing – Phase 3 – Ladue to Magna Carta (\$850,000), supported by a federal grant.
- Ladue Road Improvements – New Ballas to Lindbergh Blvd – (\$1,825,000), supported by a federal grant

Extensive sidewalk reconstruction will also be included with each of the aforementioned road projects. In addition, the city’s comprehensive plan calls for expansion of the sidewalk network to enhance the quality of life in Creve Coeur. The CIP includes new sidewalks or extensions of existing sidewalk networks as follows:

- Fernview Drive Sidewalk – Phase 1 – Olive Blvd to Gallagher (\$875,000), supported by a federal grant.
- 425 N. New Ballas Road Sidewalk Extension (\$601,235), to be completed over FY25 and FY26.

The Capital Fund also provides funding for government facilities as well as for improvements to the Dielmann Recreation Complex (DRC):

- Replacement of the Public Works Garage roof (\$575,000)
- Replacement of the DRC roof (\$425,000)
- Replacement of the irrigation system for the Creve Coeur Golf Course (\$1,220,000), supported by a regional parks grant.

The Capital Fund also provides funding for major capital equipment, largely for supporting the city’s public works operations, with expenditures ranging from \$379,655 to \$445,593 annually.

### **Parks and Stormwater Fund**

In FY24, the city completed its first major park project since voter adoption of the parks and stormwater sales tax, the renovation of Millennium Park Phase 1 (\$2,601,376). The next major park renovation project is focusing on Venable Park, with a contract anticipated to be awarded in late FY25 (\$3,100,000).

Renovation of park restrooms to allow for wintertime use has been completed in Conway, Malcolm Terrace and Venable Parks, and is scheduled for completion in Lake School Park in FY26. Millennium Park restrooms were originally constructed to accommodate year-round usage.

Renovations to Lake School Park will continue in FY27 (playground) and in FY29 (tennis court replacement, trail), with all work totaling \$2,225,000. Staff is recommending that proceeds from the sale of Fountain Park (\$750,000) be utilized for renovations to Lake School Park.

The CIP also includes Millennium Park Phase 2, which will provide a connector bridge from the Ridgemoor Forest subdivision to the park as well as trails within the wooded areas of the park (\$750,000).

For stormwater, the city completed a Watershed Management Plan in FY24 to guide the city's decision-making process for addressing critical stormwater and drainage issues in the community. By the end of the current fiscal year, the city will have completed or allocated funding for several stormwater projects including Ballas Road Culvert Erosion and Hibler Road Drainage. In FY 26, the Beaver Creek Crossing project (\$650,000), the Conway Park Pocket Wetland Project (\$500,000) and three smaller stormwater projects (\$450,000) will be completed.

Over the course of the five-year CIP from FY26-30, a total of \$7,440,000 is projected to be invested in stormwater related infrastructure, funded by the parks and stormwater sales tax, as well as from MSD Operations, Maintenance and Capital Improvement (OMCI) funds and grants.

City staff and I look forward to discussing the proposed CIP with the City Council in detail during the March Work Sessions.

## PARKS AND STORMWATER FUND

9501 GOVERNMENT FACILITIES	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
	-	-	-	-	-	-	-	-	-
<b>Subtotal (Government Facilities)</b>	-	-	-	-	-	-	-	-	-
% of Total Parks-Stormwater Tax Fund Outlay	0%	0%	0%	0%	0%	0%	0%	0%	0%

9506 PARKS AND RECREATIONAL FACILITIES	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
03 Historic Building Rehabilitation and Preservation	100,000	21,611	55,000	6,000	25,000	80,000	25,000	25,000	25,000
04 Conway Park Cabins Relocation	-	-	-	7,695	-	-	-	-	-
05 Park Restroom Renovations	153,000	152,927	-	-	-	-	-	-	-
10 Park Furniture Replacement (209E)	20,000	-	20,000	13,000	20,000	20,000	20,000	20,000	20,000
11 Malcolm Terrace Park Trail Improvements	-	-	-	-	25,000	-	-	-	-
14 Millennium Park Improvements - Phase 1 (204E)	2,334,878	2,601,376	12,987	43,000	-	-	-	-	-
15 Millennium Park Improvements - Ph 2 - Trails & Ridgemoor Forest Pedestrian Bridge	-	-	-	-	-	100,000	650,000	-	-
17 Venable Park Improvements - Phase 1 - Trail, Bridge & Tennis Courts (218E)	125,000	-	2,660,574	3,100,000	-	-	-	-	-
18 Conway Park Parking Lot Expansion (Design)	-	20,500	-	-	-	-	-	-	-
19 Playground Safety Surface Replacement (MTP 2027 & Conway 2029)	-	-	-	-	-	200,000	-	125,000	-
21 Millennium Park - Phase 3 - Park Entrance & Parking Lot Improvements	-	-	-	-	-	-	-	70,000	400,000
22 Lake School Park Renovations (217E)	17,890	-	19,810	8,809	200,000	375,000	150,000	** 1,500,000	-
23 39N Greenway Connection to Centennial Trail	33,750	46,550	-	23,350	-	300,000	-	700,000	-
24 Venable Park Memorial (HDR Foundation Grant)	288,500	102,428	234,880	235,480	-	-	-	-	-
25 Malcolm Terrace Park Pavilion Replacement	-	-	-	-	80,000	-	-	-	-
26 Millennium Park - Parking Lot Solar Lighting	-	-	25,000	29,000	-	-	-	-	-
<b>27 Demolition of Bridge in Malcolm Terrace Park (50% of costs)</b>	-	-	-	-	<b>75,000</b>	-	-	-	-
<b>28 Conway Park Sidewalk &amp; Lot Resurfacing</b>	-	-	-	-	-	<b>51,000</b>	-	-	-
<b>29 Conway Park Pavillion</b>	-	-	-	-	<b>70,000</b>	-	-	-	-
<b>Subtotal (Parks and Recreational Facilities)</b>	<b>3,073,018</b>	<b>2,945,392</b>	<b>3,028,251</b>	<b>3,466,334</b>	<b>495,000</b>	<b>1,126,000</b>	<b>845,000</b>	<b>2,440,000</b>	<b>445,000</b>
% of Total Parks and Stormwater Fund Outlay	65%	75%	57%	75%	18%	49%	35%	60%	20%

9509 STORMWATER	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
<b>01 Watershed Management Plan Update (400E)</b>	339,633	204,405	-	-	-	-	-	75,000	-
04 Hibler Roadside Drainage (401)	339,000	170,563	330,741	318,000	-	-	-	-	-
05 Alden Lane Drain Replacement (Deer Creek OMCI) (402E)	87,000	97,557	-	-	-	-	-	-	-
06 Ballas Culvert Erosion Rehabilitation (Deer Creek OMCI) (403E)	383,471	255,133	33,637	44,000	-	-	-	-	-
07 Golf Course Pond Aeration (404E)	64,000	64,745	-	-	-	-	-	-	-
08 Hibler Woods Drain Replacement (406E)	42,540	99	-	-	-	-	-	-	-
09 Stormwater Concept Plans (Design)	150,000	-	-	-	-	-	-	-	-
11 Conway Park Pocket Wetland & Golf Course Pond (408E)	40,000	8,910	450,000	53,725	500,000	40,000	500,000	-	-
13 Stormwater Management Cost-Share Program	-	-	120,000	19,000	60,000	60,000	60,000	60,000	60,000
15 FY2025 Stormwater Projects (412 E)	-	-	617,000	215,000	450,000	-	-	-	-
16 Beaver Drive Crossing (Deer Creek OMCI) (409E)	-	-	174,000	191,000	650,000	-	-	-	-
17 Sona Lane (Deer Creek OMCI) (411E)	-	-	160,000	27,133	50,000	-	-	-	-
20 Various Projects - University City (OMCI)	-	-	-	-	-	175,000	-	-	-
21 Drain Replacements - West Rue De La Banque & Bellerive Manor	-	-	70,000	85,000	-	-	-	-	-
22 Grant Funding Consultant Research for Stormwater Projects	-	-	25,000	-	25,000	-	-	-	-

23 Video Inspection Ballas storm sewer (Olive to Conway) Video of Roadway Culverts			75,000	-	75,000				
24 MTP Bridge Study				3,380					
25 12173 Royal Valley Drive French Drains		9,000							
<b>26 Demolition of Bridge in Malcolm Terrace Park (50% of costs)</b>					<b>75,000</b>				
<b>27 Projects from Watershed Management Plan (WMP)</b>							<b>1,300,000</b>	<b>1,500,000</b>	
<b>28 FY2026 Stormwater Projects (413E)</b>					<b>160,000</b>	<b>435,000</b>			
<b>29 FY2027 Stormwater Projects (414E)</b>						<b>295,000</b>	<b>535,000</b>		
<b>30 FY2028 Stormwater Projects (415E)</b>							<b>300,000</b>		
					-				
<b>Subtotal (Stormwater)</b>	<b>1,445,644</b>	<b>810,412</b>	<b>2,055,378</b>	<b>956,238</b>	<b>2,045,000</b>	<b>1,005,000</b>	<b>1,395,000</b>	<b>1,435,000</b>	<b>1,560,000</b>
% of Total Parks and Stormwater Fund Outlay	31%	21%	39%	21%	74%	43%	57%	35%	71%

<b>9510 STREETS AND SIDEWALKS</b>	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
<b>Subtotal (Streets and Sidewalks)</b>	-	-	-	-	-	-	-	-	-
% Total Parks-Stormwater Tax Fund Outlay	0%	0%	0%	0%	0%	0%	0%	0%	0%

<b>9516 CAPITAL EQUIPMENT</b>	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
01 Parks Capital Equipment	30,000	30,000	30,000	41,505	<b>30,000</b>	-	-	-	-
	-	-	-	-	-	-	-	-	-
<b>Subtotal (Capital Equipment)</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>41,505</b>	<b>30,000</b>	-	-	-	-
% of Total Parks and Stormwater Fund Outlay	1%	1%	1%	1%	1%	0%	0%	0%	0%

<b>CAPITAL PROJECT ADMINISTRATION</b>	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
01 Project Management	147,495	160,926	175,728	175,728	181,000	186,500	192,100	197,900	203,900
<b>Subtotal (Administration)</b>	<b>147,495</b>	<b>160,926</b>	<b>175,728</b>	<b>175,728</b>	<b>181,000</b>	<b>186,500</b>	<b>192,100</b>	<b>197,900</b>	<b>203,900</b>
% of Total Parks and Stormwater Fund Outlay	3%	4%	3%	4%	7%	8%	8%	5%	9%

<b>CAPITAL OUTLAY SUMMARY</b>	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
Total Parks-Stormwater Tax Fund Outlay	4,696,157	3,946,730	5,289,357	4,639,805	2,751,000	2,317,500	2,432,100	4,072,900	2,208,900
<b>% of Total Annual Expenses</b>	<b>89%</b>	<b>87%</b>	<b>90%</b>	<b>89%</b>	<b>84%</b>	<b>81%</b>	<b>82%</b>	<b>88%</b>	<b>80%</b>

<b>OPERATIONS AND MAINTENANCE</b>	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
Transfer Out - General Fund (Parks and Stormwater Operations and Maintenance)	582,434	582,434	565,998	565,998	541,181	543,887	546,606	549,339	552,086
<b>Subtotal</b>	<b>582,434</b>	<b>582,434</b>	<b>565,998</b>	<b>565,998</b>	<b>541,181</b>	<b>543,887</b>	<b>546,606</b>	<b>549,339</b>	<b>552,086</b>
<b>% of Total Annual Expenses</b>	<b>11%</b>	<b>13%</b>	<b>10%</b>	<b>11%</b>	<b>16%</b>	<b>19%</b>	<b>18%</b>	<b>12%</b>	<b>20%</b>

<b>9514 DEBT SERVICE</b>	<b>FY2024 BUDGETED</b>	<b>FY2024 ACTUAL</b>	<b>FY2025 BUDGETED</b>	<b>FY2025 PROJECTED</b>	<b>FY2026 PROJECTED</b>	<b>FY2027 PROJECTED</b>	<b>FY2028 PROJECTED</b>	<b>FY2029 PROJECTED</b>	<b>FY2030 PROJECTED</b>
N/A	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>	-	-	-	-	-	-	-	-	-
<b>% of Total Annual Expenses</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%

<b>TOTAL ANNUAL EXPENSES (Capital Outlay, Transfers Out, and Debt Service)</b>	<b>FY2024 BUDGETED</b>	<b>FY2024 ACTUAL</b>	<b>FY2025 BUDGETED</b>	<b>FY2025 PROJECTED</b>	<b>FY2026 PROJECTED</b>	<b>FY2027 PROJECTED</b>	<b>FY2028 PROJECTED</b>	<b>FY2029 PROJECTED</b>	<b>FY2030 PROJECTED</b>
	<b>5,278,591</b>	<b>4,529,164</b>	<b>5,855,355</b>	<b>5,205,803</b>	<b>3,292,181</b>	<b>2,861,387</b>	<b>2,978,706</b>	<b>4,622,239</b>	<b>2,760,986</b>

<b>PARKS AND STORMWATER FUND REVENUES</b>	<b>FY2024 BUDGETED</b>	<b>FY2024 ACTUAL</b>	<b>FY2025 BUDGETED</b>	<b>FY2025 PROJECTED</b>	<b>FY2026 PROJECTED</b>	<b>FY2027 PROJECTED</b>	<b>FY2028 PROJECTED</b>	<b>FY2029 PROJECTED</b>	<b>FY2030 PROJECTED</b>
Beginning Fund Balance (estimated Cash Basis as of July 1)	4,106,102	4,138,823	2,950,287	2,950,287	749,092	1,172,822	1,509,465	2,052,454	585,643
Estimated Parks-Stormwater Tax Revenue (Half-Cent Sales Tax)	2,970,411	2,746,471	2,858,291	2,705,903	2,719,433	2,733,030	2,746,695	2,760,428	2,774,230
Estimated Interest Revenue	25,049	107,205	227,624	25,000	25,000	25,000	25,000	25,000	25,000
Estimated Additional Revenue (Grants, Reimbursement, and Other)	215,000	486,952	281,643	273,705	971,478	440,000	750,000	370,000	125,000
Capital Fund Transfers In	-	-	-	-	-	-	-	-	-
General Fund Transfers In	-	-	-	-	-	-	-	-	-
Proceeds from Equipment Sales	-	-	-	-	-	-	-	-	-
<b>Total Revenues &amp; Transfers In - Parks and Stormwater Fund</b>	<b>3,210,460</b>	<b>3,340,628</b>	<b>3,367,558</b>	<b>3,004,608</b>	<b>3,715,911</b>	<b>3,198,030</b>	<b>3,521,695</b>	<b>3,155,428</b>	<b>2,924,230</b>
<b>Total Anticipated Year End Expenditures</b>	<b>5,278,591</b>	<b>4,529,164</b>	<b>5,855,355</b>	<b>5,205,803</b>	<b>3,292,181</b>	<b>2,861,387</b>	<b>2,978,706</b>	<b>4,622,239</b>	<b>2,760,986</b>
<b>Ending Fund Balance (Cash Basis) - Parks and Stormwater Fund</b>	<b>2,037,971</b>	<b>2,950,287</b>	<b>462,490</b>	<b>749,092</b>	<b>1,172,822</b>	<b>1,509,465</b>	<b>2,052,454</b>	<b>585,643</b>	<b>748,888</b>

<b>ESTIMATED ADDITIONAL REVENUE (FUNDING SOURCES)</b>	<b>FY2024 BUDGETED</b>	<b>FY2024 ACTUAL</b>	<b>FY2025 BUDGETED</b>	<b>FY2025 PROJECTED</b>	<b>FY2026 PROJECTED</b>	<b>FY2027 PROJECTED</b>	<b>FY2028 PROJECTED</b>	<b>FY2029 PROJECTED</b>	<b>FY2030 PROJECTED</b>
ADA Improvements (Community Development Block Grant)	-	-	-	-	-	-	-	-	-
Stormwater Improvements (Deer Creek OMCI)	65,000	61,952	281,643	272,197	950,000	140,000	225,000	120,000	-
Venable Park Memorial (HDR Foundation Grant)	100,000	100,000	-	-	-	-	-	-	-
Venable Park Memorial (Private Donations)	50,000	25,000	-	-	-	-	-	-	-
Venable Park Master Plan (HDR Foundation Grant)	-	300,000	-	-	-	-	-	-	-
Various Projects - (University City OMCI)	-	-	-	-	-	175,000	-	-	-
Miscellaneous Donations	-	-	-	1,508	-	-	-	-	-
<b>MSD Proposition S Funds (Most stormwater projects eligible)</b>						<b>125,000</b>		<b>250,000</b>	<b>125,000</b>
Alden Lane refund from MOAW					21,478				
<b>Municipal Park Grant Awarded (All Projects)</b>									
<b>Municipal Park Grant Projected (All Projects)</b>							<b>525,000</b>		
<b>Annual Total</b>	<b>215,000</b>	<b>486,952</b>	<b>281,643</b>	<b>273,705</b>	<b>971,478</b>	<b>440,000</b>	<b>750,000</b>	<b>370,000</b>	<b>125,000</b>

\*\* = Fountain Park sale proceeds of \$750,000 are programmed to construction costs for the project.



**CONDENSED FOR STORMWATER COMMITTEE**

# **CAPITAL IMPROVEMENT PROGRAM**

## **FISCAL YEARS 2026-2030**



---

**CAPITAL FUND**

**PARKS AND STORMWATER FUND**

**BUILDING PROJECT BOND FUND**

---

*DRAFT – February 21, 2025*

---

*Adopted by the City Council of the City of Creve Coeur through Resolution xxxx on xx, 2025.*

This page has been intentionally left blank.

# EXECUTIVE SUMMARY

The Capital Improvement Program (CIP) is the City's long-range plan for improvements to infrastructure, parks, and other community facilities. The CIP is a tool to assess the long-term capital needs, values, and desires of the City and to establish funding of high-priority projects in a timely and cost-effective manner. This plan is a living document and is subject to amendment by the City Council.

## CIP Goals

The goals of the CIP are as follows:

- Provide a plan for the improvement or replacement of deteriorating infrastructure
- Improve operational or functional aspects of existing infrastructure
- Add new facilities and improve the community's infrastructure to enhance the quality of life in Creve Coeur
- Provide for the planned replacement of major equipment required for the City's operations

## CIP Criteria

To be considered a capital improvement, projects or equipment must have a useful life of at least five years and have a minimum cost of \$20,000.

A special set of criteria has been identified to assist in assessing and prioritizing CIP projects. Proposed projects reflect the goals of the Comprehensive Plan through their demonstration of these criteria:

- *Availability of Outside Funding*: higher priority is given to projects that are eligible for and are likely to be considered for grant funding or shared-cost programs, which would reduce the City's investment.
- *Beautification*: aesthetic improvements to natural habitats or frequently traveled or visited areas within the City for public enjoyment, such as the use of public art on public lands.
- *Community Demand*: projects that have received a level of demonstrated resident support or demand, including support of City departments, boards, committees, and commissions.
- *Condition of Existing Facility*: improvements that replace or maintain the City's infrastructure, facilities, or equipment so that it remains in a serviceable, safe, and efficient condition.
- *Coordination (projects, regulations, City-adopted plans)*: projects that fit within planned coordination between multiple projects or agencies to reduce costs or minimize disruption to services, meet state or federal law requirements, or projects that are identified in other City-adopted plans.
- *Economic Growth*: projects focused on maintaining housing values and attracting businesses, residents, or visitors to the City. Projects supporting private development must include return on investment ratios or a fully documented cost/benefit analysis.
- *Operating Efficiency*: equipment or facilities improvements to streamline work processes or benefit from technological advancements. Projects that reduce the cost of operations will receive priority, but those that will increase the cost of operations must identify trade-offs to support those additional costs.
- *Protection & Conservation*: improvements to the City's park system or historical landmarks that allow these facilities to be enjoyed by future generations or projects that reduce the City's environmental impact.
- *Public Safety*: improvements that focus on preserving and protecting the general public from harm and reducing the City's risk exposure.

## Relationship between the CIP and the Creve Coeur 2030 Comprehensive Plan

According to the Creve Coeur 2030 Comprehensive Plan:

*Within the Creve Coeur 2030 Comprehensive Plan Update, many projects are identified or implied, as specific projects or as conceptual ideas. These projects and others, resulting from recommendations of the Comprehensive Plan, should be developed and incorporated in the City's annual CIP review process. Further detail and refinement of identified and conceptual projects, facilities, or infrastructure improvement needs will be required as the implementation of the Comprehensive Plan occurs.*

### Development and Adoption of the CIP

According to the City Charter, a draft of the five-year CIP shall be proposed by the City Administrator to the City Council no later than the second regular meeting in February of each year. Prior to the submittal of the draft CIP to the City Council, public input is obtained through the City newsletter, website, and the City's boards, committees, and commissions.

Prior to the City Council's adoption of the CIP, and as required by City Charter, the CIP is submitted to the Finance Committee for recommendations and comments. The Planning & Zoning Commission also reviews the plan emphasizing the location, extent, and character of the proposed projects prior to City Council review, approval, and adoption. A public hearing is held each spring (typically in April) by the City Council to review the final draft of the CIP prior to adoption.

The CIP includes a description of each proposed project and equipment with details regarding justification, cost estimate, operating and maintenance budget impact, and funding sources.

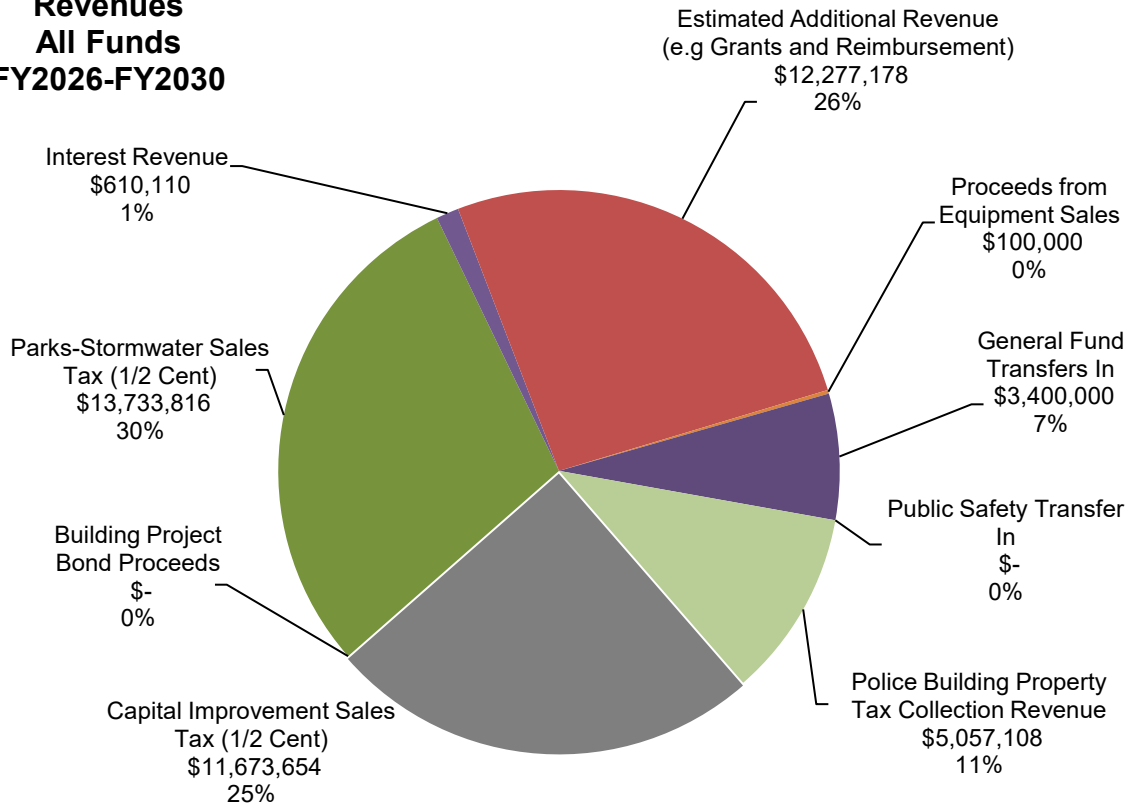
### Funds in the CIP

There will be three funds that contribute to the FY2026-FY2030 CIP. These funds are:

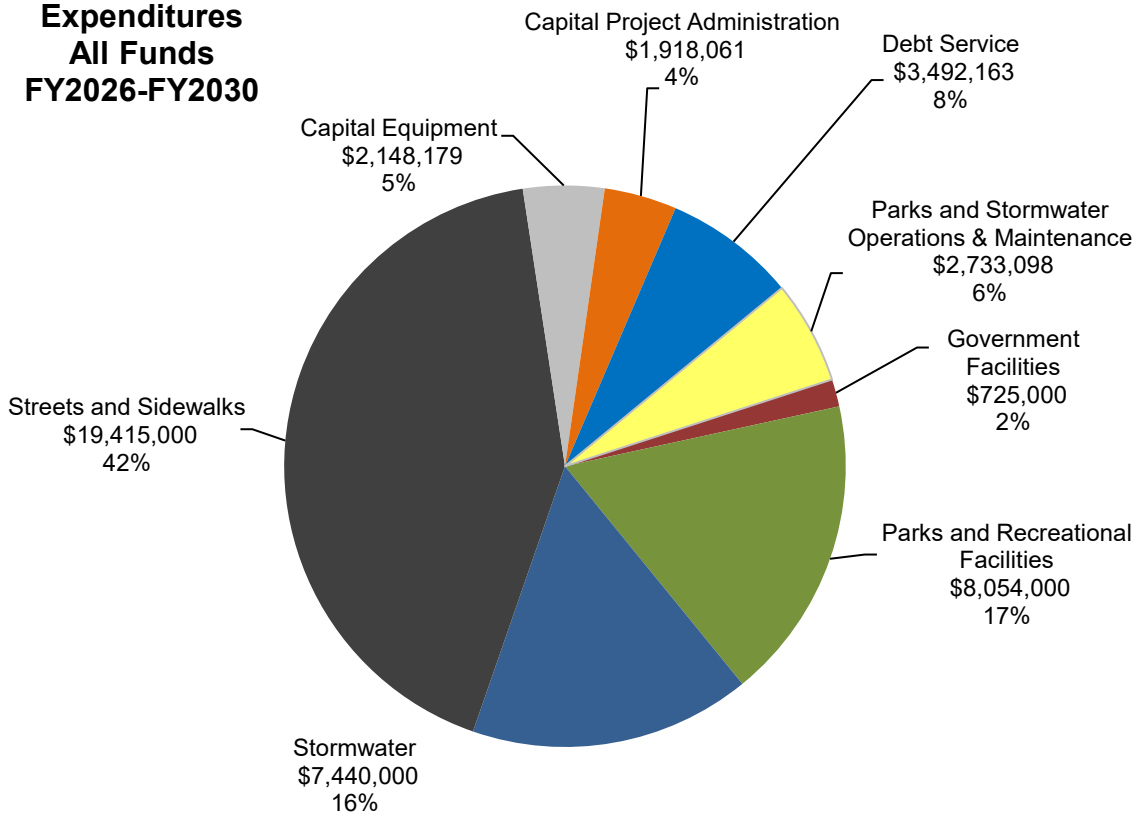
1. **Capital Fund.** This fund is financed by a half-cent capital improvement sales tax, which is supplemented by annual transfers from the General Fund and project-specific grants.
  - Total Capital Fund revenues: \$24.9 million
  - Total Capital Fund expenditures: \$25.9 million
2. **Parks and Stormwater Fund.** In November 2020, voters in Creve Coeur approved a half-cent sales tax that is dedicated to finance operations, maintenance, and capital improvements for the City's parks and stormwater infrastructure. This fund will be supplemented by grants and other outside funding related to parks and stormwater.
  - Total Parks-Stormwater Tax Fund revenues: \$16.5 million
  - Total Parks-Stormwater Tax Fund expenditures: \$16.5 million
3. **Building Project Bond Fund.** In November 2016, voters in Creve Coeur approved a bond measure to build a new police station and to make security and accessibility improvements to the Creve Coeur Government Center. The police station was completed in 2020, so the majority of this fund's project-related expenses is complete. Most of the activity in the FY2026-FY2030 CIP is related to the fund's debt service.
  - Total Building Project Bond Fund revenues: \$5.4 million
  - Total Building Project Bond Fund expenditures: \$0

Combined, these three funds have a projected revenue of \$46.9 million and projected expenditures of \$45.5 million for the FY2026-FY2030 CIP. The charts below break down these revenues and expenditures into the general categories that are found in the CIP.

**Revenues  
All Funds  
FY2026-FY2030**



**Expenditures  
All Funds  
FY2026-FY2030**



More detail is provided for each of the three funds in the sections that follow. Each fund is briefly described, and the revenues and expenses for each fund are summarized for the duration of the FY2026-FY2030 CIP. Project-specific summaries and financial projections are included for each line item that appears in the five-year CIP. Projects that are expected to be completed in FY2025 are not included in this report.

## **Appendix**

This report is one of several documents that forms the CIP. Appendices to this report include:

- Appendix A: FY2026-FY2030 CIP Spreadsheets

The latest version of these documents can be found on the City's website at:

<http://www.creve-coeur.org/95/Capital-Improvement-Program>

## **Questions and Comments**

If you have any questions or comments about the CIP, please contact Mark Perkins, City Administrator, at [mperkins@crevecoeurmo.gov](mailto:mperkins@crevecoeurmo.gov) or (314) 872-2511.

# PARKS AND STORMWATER FUND

In November 2020, Creve Coeur voters approved a half-cent sales tax, the revenue from which is dedicated to the operations, maintenance, and improvements needed for the City's parks, recreation, and stormwater infrastructure. Most of the City's projected investments into parks and stormwater are proposed to be financed through this fund.

## Parks and Stormwater Fund Revenues

The City's Parks and Stormwater Fund has two main funding sources: a half-cent parks and stormwater sales tax and reimbursement from grants and other outside funding. All the funding sources, including interest revenue, are projected to generate approximately \$16.0 million over the FY2026-FY2030 CIP.

Half-Cent Parks and Stormwater Sales Tax. The projected sales tax revenues are approximately \$13.7 million for the FY2026-FY2030 CIP, which averages out to approximately \$2.7 million per year in the plan.

Grants and Outside Funding. There are three primary outside funding sources for parks and stormwater improvements: the Municipal Park Grant, MSD OMCI reimbursement program and MSD Proposition S reimbursement program.

- *Municipal Park Grant.* The City can seek Municipal Park Grant to supplement up to \$520,000 for parks improvements about every year. This funding source will be shared with the Capital Fund and will be identified in the proper fund as projects are identified.
- *MSD OMCI Reimbursement.* The Metropolitan St. Louis Sewer District (MSD) offers a reimbursement program for stormwater-related operations, maintenance, and construction improvements (OMCI) expenses in the Deer Creek watershed, which is generally the area in Creve Coeur east of Interstate 270 and south of Olive Boulevard. In addition, there is also University City MSD OMCI District, which is a relatively small geographic area north of Olive Boulevard and east of North Lindbergh Boulevard. University City OMCI District is the watershed drainage district that generally flows into/through University City, but also flows into other municipalities including Creve Coeur. The City plans to seek approximately \$1.4 million in reimbursement from this program over the five-year CIP.
- *MSD Proposition S Reimbursement.* The Metropolitan St. Louis Sewer District (MSD) proposed a new tax in 2024 to address regional and local storm water improvement projects. In April 2024 the voters passed this new tax with the tax going into effect in January of 2025. As part of this tax, MSD will allocate \$125,000 per year to the City of Creve Coeur to address storm water improvement projects anywhere within City limits. The City anticipates that the first reimbursement from Proposition S Tax will be in FY2027,

## Parks and Stormwater Fund Expenditures

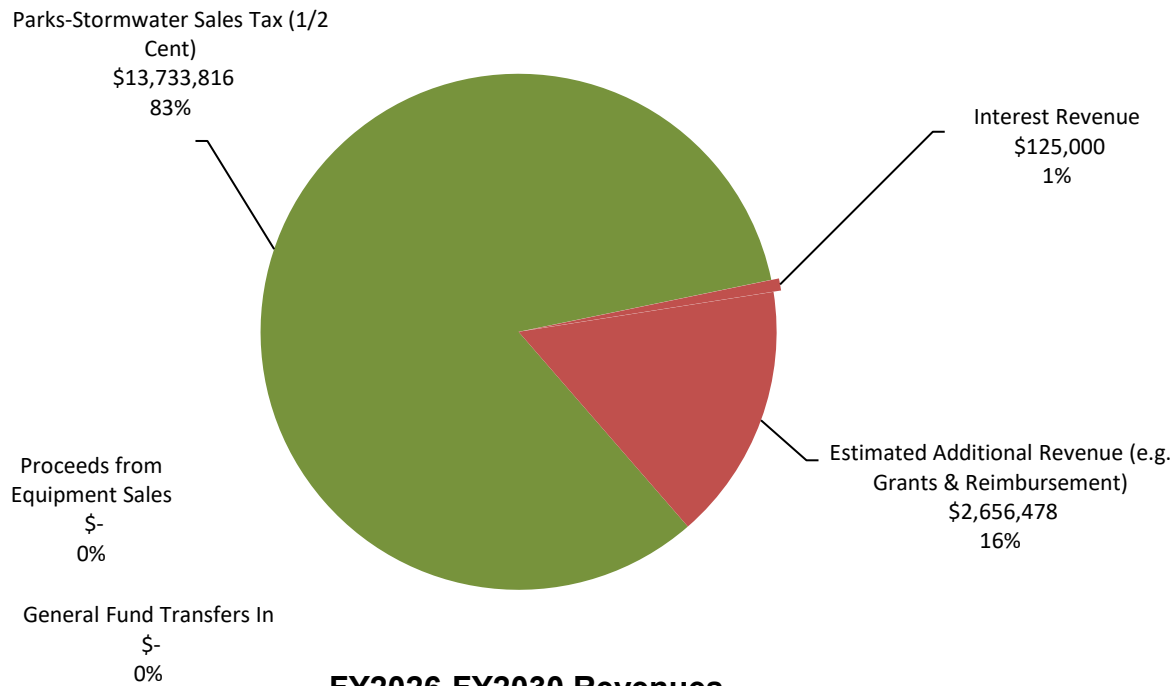
This sales tax revenue does not have a designated division of how it will be spent, but the City Council can decide to set the allocation amounts or to evaluate the division of funds through each CIP process. The proposed five-year CIP includes the following allocation of the sales tax revenue:

- |   |     |
|---|-----|
| ● Parks Projects                                | 29% |
| ● Stormwater Projects                           | 47% |
| ● Capital Project Administration                | 6%  |
| ● Parks and Stormwater Operations & Maintenance | 18% |

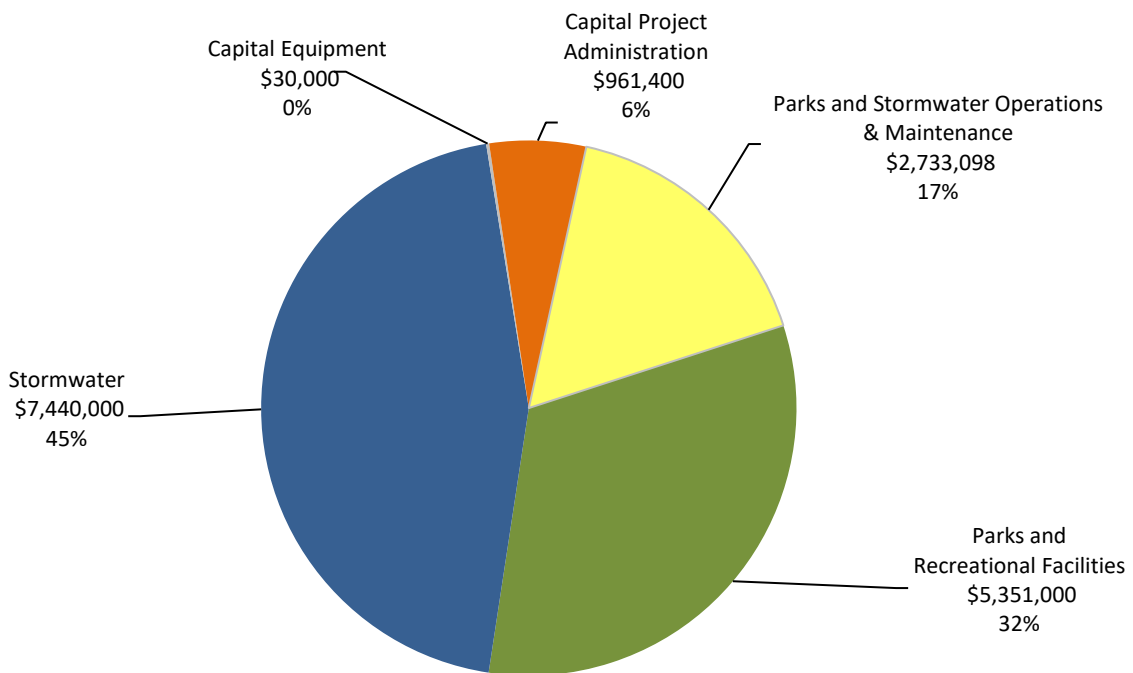
Funding for parks and stormwater management projects is relatively balanced for this CIP, with projected expenditures for stormwater projects being about \$2 million more than park projects over the 5-year CIP period.

At this time, the proposed CIP does not include investment into the Dielmann Recreation Complex or the Creve Coeur Golf Course through the Parks-Stormwater Tax Fund. Projects involving this property are included in the Capital Fund.

Summaries of the projected revenues and expenditures for the Parks and Stormwater Fund are included below, and details about the projects and other expenses that are proposed to be financed through this fund can be found in the project summary sheets that follow.



**FY2026-FY2030 Revenues**



**FY2026-FY2030 Expenditures**

# WATERSHED MANAGEMENT PLAN UPDATE

## Estimated Annual Costs

Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$448,026	\$0	\$0	\$0	\$75,000	\$0	\$0

### Project Description:

This study will update the Watershed Management Plan (WMP) which was adopted in April 2024. The update to the WMP is anticipated to include the following work scopes:

- A desktop of review of the projects remaining in the adopted WMP which have not been designed.
- A review of possible new projects that have been brought to the attention of staff by residents.
- A review of possible new projects that have been identified by City Staff.
- A desktop review of prioritization ranking of possible projects and incorporation into these rankings new projects.
- Open houses to be held to assist with identification of possible new projects.
- Identification of possible grant opportunities.
- Other scopes identified by Staff and/or the consultant hired for the update.

From the updated Watershed Management Plan will come a prioritized, coordinated list of defined stormwater projects that will be listed as line items. in future Capital Improvement Plans.

### Existing Conditions:

A comprehensive City-wide watershed study was completed and adopted in April 2024.

### Justification: *Community Demand; Condition of Existing Facility; Coordination; Operating Efficiency; Protection & Conservation*

In previous years, the City's capital improvement budget allowed for a small stormwater program that could only fund small or emergency projects. With the residents' approval of the parks and stormwater sales tax, the City is now able to have a planned, proactive stormwater program that will be logically and efficiently guided by the comprehensive Watershed Management Plan. An update to the adopted Watershed Management Plan will also help qualify the City for grants and other funding opportunities.

### Operating Budget Impact:

None

### Comments:

None

## WATERSHED MANAGEMENT PLAN UPDATE

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 75,000
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
<b>Total Expenditures (FY2026-FY2030)</b>	<b>\$ 75,000</b>

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 0
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
<b>Total Funding</b>	<b>\$ 0</b>

Summary	Amount
Total Expenditures	\$ 75,000
Total Funding	\$ 0
<b>City's Contribution (FY2026-FY2030)</b>	<b>\$ 75,000</b>

# CONWAY PARK POCKET WETLAND & GOLF COURSE POND

## Estimated Annual Costs

Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$500,000	\$40,000	\$500,000	\$0	\$0	\$0

### Project Description:

Over time, the lakes at Conway Park and the Golf Course have received a large volume of sediment. As a result, the lakes have become shallower. At Conway Park, the depth of the lake is no longer deep enough for a fountain to be able to properly function. At the Golf Course, sediment buildup contributes to foul smells that distract golfers. At both lakes, additional suspended solids have a negative impact on water quality.

In the design phase, the depth of sediment will be measured, and then the amount of dredging required and the dredging methodology can be determined. Conway Park Lake is planned to be converted to a pocket wetland in FY2026, and the Golf Course lakes is planned to be dredged in FY2028. Both project locations are anticipated to include the installation of a forebay to settle out suspended solids, which will extend the amount of time before the lakes will likely need to be dredged again.

### Existing Conditions:

Golfers have reported that the lakes at the Golf Course have a strong, unpleasant odor. Dredging the lakes will remove the organic material that is causing the odors. Currently, each of the lakes has a decreased storage capacity and are less effective at stormwater management.

### Justification: *Community Demand; Condition of Existing Facility, Protection & Conservation, Beautification*

Creating a pocket wetland or dredging the lakes will improve stormwater management performance by slightly increasing the available storage volume. A pocket wetland at Conway Park will create a vibrant and colorful wetland that has great plant and wildlife diversity. After the lake is dredged at the Golf Course, fountains and aeration systems can be installed, which will help improve water quality and help prevent odors.

### Operating Budget Impact:

For the forebay to be effective, deposited sediment will need to be regularly removed. This regular maintenance will help prolong the amount of time until the lakes will need to be dredged again. Delaying the cost of another full dredging/rework effort will be cost-effective in the long-term.

### Comments:

None

## CONWAY PARK POCKET WETLAND &amp; GOLF COURSE POND

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 102,635
Land Acquisition	\$ 0
Construction	\$ 1,000,000
Equipment	\$ 0
Other	\$ 0
<b>Total Expenditures</b>	<b>\$ 1,102,635</b>

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ TBD
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
<b>Total Funding</b>	<b>\$ TBD</b>

Summary	Amount
Total Expenditures	\$ 1,102,635
Total Funding	\$ TBD
<b>City's Contribution</b>	<b>\$ 1,102,635</b>

## STORMWATER MANAGEMENT COST-SHARE PROGRAM (GRANT PROGRAM)

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$19,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	TBD

### Project Description:

The Stormwater Management Cost-Share Program will help individual homeowners and homeowner associations solve stormwater issues that are unlikely to be addressed by a City-funded project or receive funding from existing programs such as the Deer Creek Watershed Rainscaping Program and the MSD Rainscaping Small Grants Program.

### Existing Conditions:

Individual homeowners and homeowner associations have asked the City for assistance in solving stormwater issues. Homeowner associations report delaying maintenance because of high costs. Properly maintaining detention basins helps ensure that the basins are detaining the intended volume; flows are flowing from the basin as designed; and stormwater is being managed more effectively. Some basins receive and manage flows from other neighborhoods and nearby roadways. These basins, in particular, serve the greater public good by reducing flood risks and helping protect streambanks from erosion.

The City's Watershed Management Plan identified more than one hundred possible public projects, and more than fifty reported issues were classified as private homeowner issues. Private issues include yard flooding and erosion. While private issues will not be solved with a publicly-funded solution, the Stormwater Management Cost-Share Program will help these homeowners control stormwater.

### Justification: *Community Demand; Public Safety; and Protection & Conservation*

Homeowners and homeowner associations have asked the City for assistance in solving stormwater issues. Managing stormwater helps improve public safety by reducing flood risks. Keeping more water longer onsite keeps stormwater from roadways and neighboring sites and flowing too quickly into streams and creeks. Too much water flowing too quickly into roadways can create driving safety issues. Better controlling the amount and rate at which water enters creeks during the peak of storm events helps prevent erosion.

### Operating Budget Impact:

The City has no anticipated ongoing operating budget expenses with this cost-share program.

### Comments:

None

**STORMWATER MANAGEMENT COST-SHARE PROGRAM****(GRANT PROGRAM)****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other (five-year program cost)	\$ 300,000
<b>Total Expenditures (FY2026- FY2030)</b>	<b>\$ 300,000</b>

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 0
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
<b>Total Funding</b>	<b>\$ 0</b>

Summary	Amount
Total Expenditures	\$ 300,000
Total Funding	\$ 0
<b>City's Contribution (FY2026-FY2030)</b>	<b>\$ 300,000</b>

## FY2025 STORMWATER PROJECTS

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$215,000	\$450,000	\$0	\$0	\$0	\$0	\$0

### Project Description:

Woodbridge Manor, Mason Forest Drive, Fernpark Drive and Bellington Lane were identified as possible public projects under the City's most recent Watershed Management Plan. With the Prioritization Ranking System, the Watershed Management Plan ranked each possible project by assigning a score based on the severity of the issues, benefits, and estimated costs. These projects were among the plan's highest scoring possible projects.

Combining these locations into one project will provide a better opportunity for potential cost-savings in both the engineering design and construction phases.

Woodbridge Manor is experiencing street and structural flooding in part from offsite flows. This project will provide an overland flow path for flows coming from beyond the site and direct the water to an existing onsite detention basin. Mason Forest experiences street, structural, and yard flooding. With this project, a swale will be constructed to direct flows to an existing stormwater inlet that will be modified under this project to improve performance.

This project will address basement and yard flooding at Fernpark Drive and Bellington Lane by constructing a swale, curb, and inlet to direct flows to an existing stormwater inlet.

### Existing Conditions:

All sites are subject to street, structural, and yard flooding.

### Justification: *Community Demand; Public Safety*

The Stormwater Committee is in favor of projects that address structural and roadway flooding being an early priority of the City's Stormwater Program. Prioritization Ranking Scores support this strategy as potential projects with structural and roadway flooding score highly.

Structural and roadway flooding are public safety and public health risks. Addressing these types of issues helps protect the public and reduces the City's risk exposure.

### Operating Budget Impact:

This project has no anticipated impact on the City's Operating Budget.

### Comments:

None

**FY2025 STORMWATER PROJECTS**

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 215,000
Land Acquisition	\$ 0
Construction	\$ 450,000
Equipment	\$ 0
Other	\$ 0
<b>Total Expenditures</b>	<b>\$ 665,000</b>

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 0
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
<b>Total Funding</b>	<b>\$ 0</b>

Summary	Amount
Total Expenditures	\$ 665,000
Total Funding	\$ 0
<b>City's Contribution</b>	<b>\$ 665,000</b>

**BEAVER DRIVE CROSSING**

## Estimated Annual Costs

Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$191,000	\$650,000	\$0	\$0	\$0	\$0	\$0

**Project Description:**

This project will address the public safety risks of the failing existing rusting corrugated metal roadway culvert; protect the creek by repairing rusted gabion rock baskets; and address structural flooding and erosion issues at nearby homes.

When the roadway culvert is replaced, the roadway will be raised to provide additional cover over the culvert pipe. This will improve public safety by improving the strength of the roadway. To alleviate stormwater issues, a storm sewer inlet and pipes, berm, swale, and curbing will be installed.

**Existing Conditions:**

The existing corrugated metal pipe is rusted and failing. The roadway above the culvert is cracking and the depth of cover over the pipe is less than recommended. Downstream of the culvert, gabion rock baskets are also failing. Homes near the culvert are experiencing structural flooding and erosion.

The roadway culvert is under the only roadway access to the four homes on Beaver Drive. Failure of the roadway would prevent any roadway access to the homes east of the culvert.

**Justification:** *Public Safety; Condition of Existing Facility; Community Demand; Protection & Conservation*

This project will reduce the risk of a roadway collapse by replacing a failing roadway culvert. Given the deteriorated condition of the culvert and the poor condition of the cover above the pipe, this project will protect the public from harm and reduce the City's risk exposure.

The Stormwater Committee is in favor of projects that address structural and roadway flooding being an early priority of the City's Stormwater Program. Prioritization Ranking Scores support this strategy as potential projects with structural and roadway flooding score highly.

Replacing the failing gabion rock baskets will help stabilize the creek banks, which protects an environmental asset.

**Operating Budget Impact:**

Roadway culverts should be regularly inspected.

**Comments:**

None

## BEAVER DRIVE CROSSING

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 191,000
Land Acquisition	\$ 0
Construction	\$ 650,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 519,000

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 650,000
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ 650,000

Summary	Amount
Total Expenditures	\$ 841,000
Total Funding	\$ 650,000
<b>City's Contribution</b>	<b>\$ 191,000</b>

**SONA LANE**

## Estimated Annual Costs

Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$27,133	\$50,000	\$0	\$0	\$0	\$0	\$0

**Project Description:**

This project will address structural flooding and yard erosion for the homes on the west side of Sona Lane. The project might include berms and swales between the homes on Sona Lane which will convey flows to a new stormwater pipe and inlet system that might also be constructed as part of this project. The consultant hired has completed a conceptual study. Programming in FY2026 is anticipated to further the study to determine if measurable improvements can be achieved within a fundable construction budget.

**Existing Conditions:**

Homes along the west side of Sona Lane receive large volumes of flow from the east side of Deaver Lane. Flows are eroding yards and flooding homes.

**Justification:** *Community Demand; Public Safety*

The Stormwater Committee is in favor of structural and roadway flooding being an early priority of the City's Stormwater Program. Prioritization Ranking Scores support this strategy as potential projects with structural and roadway flooding score highly.

Structural and roadway flooding are public safety and public health risks. Addressing these types of issues helps protect the public and reduces the City's risk exposure.

**Operating Budget Impact:**

This project has no anticipated impact on the City's Operating Budget. After construction, it is likely that the stormwater conveyance system will be dedicated to MSD.

**Comments:**

None

SONA LANE

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 77,133
Land Acquisition	\$ 0
Construction	\$ TBD
Equipment	\$ 0
Other	\$ 0
<b>Total Expenditures</b>	<b>\$ 77,133</b>

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ TBD
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
<b>Total Funding</b>	<b>\$ TBD</b>

Summary	Amount
Total Expenditures	\$ 77,133
Total Funding	\$ TBD
<b>City's Contribution</b>	<b>\$ 77,133</b>

## VARIOUS PROJECTS – UNIVERSITY CITY OMCI

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$0	\$175,000	\$0	\$0	\$0	\$0

**Project Description:**

This project will be used for design and construction costs for a stormwater project in the University City MSD OMCI District, a relatively small geographic area north of Olive Boulevard and east of North Lindbergh Boulevard. The project will be located within the City of Creve Coeur limits. University City OMCI District is the watershed drainage district that generally flows into/through University City, but also flows into other municipalities including Creve Coeur. This OMCI district serves the Upper River Des Peres Watershed. Staff will recommend this project in FY2027 to the Stormwater Committee for review/approval, and then the selected project would be reviewed/approved by the City Council in FY2027.

**Existing Conditions:**

The Watershed Management Plan did not identify any projects within the University City OMCI District. City staff is investigating options for stormwater projects in the area including improvements to roadway curb and gutters or, perhaps, stormwater best management practices to capture flows from parking lots.

**Justification:** *Availability of Outside Funding; Community Demand; Condition of Existing Facilities; Protection & Conservation*

This project will be completely funded with MSD OMCI funds.

Residents and the Stormwater Committee have been supportive of the City undertaking stormwater projects to reduce flooding risks, improve public health and safety, and protect the City's waterways.

This project may replace or maintain City infrastructure such as roadway curb and gutters. Stormwater projects may reduce the City's environmental impact by helping to improve water quality and protect streambanks from erosion.

**Operating Budget Impact:**

The project may impact the City's Operating Budget if City assets are installed that will require inspections and maintenance.

**Comments:**

None

## VARIOUS PROJECTS – UNIVERSITY CITY OMCI

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 25,000
Land Acquisition	\$ 0
Construction	\$ 150,000
Equipment	\$ 0
Other	\$ 0
<b>Total Expenditures (FY2026 – FY2030)</b>	<b>\$ 175,000</b>

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 150,000
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
<b>Total Funding</b>	<b>\$ 150,000</b>

Summary	Amount
Total Expenditures	\$ 175,000
Total Funding	\$ 150,000
<b>City's Contribution (FY2026 – FY2030)</b>	<b>\$ 25,000</b>

# GRANT FUNDING CONSULTANT RESEARCH FOR STORMWATER PROJECTS

Estimated Annual Costs						
Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$25,000	\$0	\$0	\$0	\$0	TBD

**Project Description:**

This line item includes the costs associated with hiring a professional consultant to research opportunities for Local, State and Federal grants that might be available to possibly help fund design and/or construction of some of the projects listed in the prioritization list contained in most recent version of the Watershed Management Plan (WMP). It is anticipated that the consultant will be able to identify numerous grants that will assist with funding and ultimately completion of numerous projects detailed in the WMP. In addition, the professional consultant might assist City Staff with making grant application submissions.

**Existing Conditions:**

The City's Department of Public Works typically manages the research for and submission for grants for roadway and sidewalk projects. With the newly completed WMP, it is anticipated that numerous additional grant opportunities will arise and having a professional consultant research and identify such grants will provide the best opportunity for the City to secure such grants.

**Justification: *Operating Efficiency***

The responsible and effective administration of the City's parks and stormwater projects requires significant staff time. Projects often have similar schedules, and multiple projects often require immediate attention at the same time. The professional consultant costs provided for this item will be important to identify and hopefully secure as many grants as practical for future stormwater improvement projects detailed in the WMP.

**Operating Budget Impact:**

None

**Comments:**

None

**GRANT FUNDING CONSULTANT RESEARCH FOR STORMWATER****PROJECTS**

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 25,000
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
<b>Total Expenditures (FY2026-FY2030)</b>	<b>\$ 25,000</b>

Funding Type	Amount
Outside Funding	\$ 0
<b>Total Funding</b>	<b>\$ 0</b>

Summary	Amount
Total Expenditures	\$ 25,000
Total Funding	\$ 0
<b>City's Contribution (FY2026-FY2030)</b>	<b>\$ 25,000</b>

# VIDEO INSPECTION BALLAS STORM SEWER (OLIVE TO CONWAY) AND VIDEO OF ROADWAY CULVERTS

Estimated Annual Costs						
Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$75,000	\$0	\$0	\$0	\$0	\$0

### Project Description:

This line item includes the costs associated with hiring a contractor to perform a video inspection of the entire storm sewer system along New Ballas Road from Conway Road to Olive Boulevard. Currently the City owns and maintains this storm sewer system. This video inspection includes a complete analysis of the interior condition of the storm sewers along with a corresponding report of the condition of the entire system. Once the work is completed, City Staff will meet with MSD with the ultimate goal of having MSD take over ownership and maintenance of the storm sewer system along New Ballas Road.

This item also includes the costs associated with hiring a contractor to perform a video inspection of the critical roadway culvert crossing major roadways throughout the City. Currently the City owns and maintains the majority of these culvert crossings. The video inspection will assist in evaluation for future repairs and/or replacements of roadway culverts that could be in a poor structural condition. The video inspection should allow the City to proactively plan for these improvements moving forward.

### Existing Conditions:

None of these storm sewers or roadway culverts have been video inspected in well over a decade. The existing structural conditions of these underground sewers is not known.

### Justification: *Operating Efficiency*

Video inspection of the storm sewers on New Ballas Road along with video inspection of the roadway culverts crossing major streets will allow the City to proactively plan, design and budget for repairs and replacements that might be necessary.

### Operating Budget Impact:

If MSD accepts the New Ballas Road storm sewer system, there would be a savings since future repairs of this system by the City would not be necessary.

### Comments:

None

# VIDEO INSPECTION BALLAS STORM SEWER (OLIVE TO CONWAY) AND VIDEO OF ROADWAY CULVERTS

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 75,000
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
<b>Total Expenditures (FY2026-FY2030)</b>	<b>\$ 75,000</b>

Funding Type	Amount
Outside Funding	\$ 0
<b>Total Funding</b>	<b>\$ 0</b>

Summary	Amount
Total Expenditures	\$ 75,000
Total Funding	\$ 0
<b>City's Contribution (FY2026-FY2030)</b>	<b>\$ 75,000</b>

# DEMOLITION OF BRIDGE IN MALCOLM TERRACE PARK (50% OF COSTS SHARED WITH PARKS)

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$75,000	\$0	\$0	\$0	\$0	\$0

**Project Description:**

This project will remove the failing bridge in Malcolm Terrace Park and located off Townsend Street. The City of Creve Coeur’s Department of Public Works uses the bridge to bring equipment into the park for maintenance activities, and pedestrians use the bridge to access the park’s trails. Both City staff and the public have alternate routes to enter the park, with the main one being a low water bridge at the end of Elzey Street.

In 2017, the bridge was inspected for the possibility of a rehabilitation project. The project was put on hold due to costs relative to the available budget. Since 2017, the bridge’s condition has visibly deteriorated and is now closed to both vehicle and pedestrian traffic.

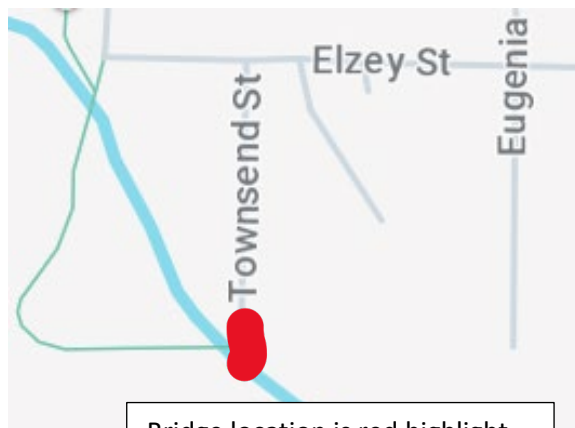
In 2024, Engineers with Intuition & Logic along with Structures, Inc. re-inspected the bridge and completed an addendum to the 2017 report. The bridge shows signs of heavy moisture seepage at all beam joints, cracks along joint grout keyways, and one of the bridge’s piers is cracked. Significant erosion at the abutments caused pavement settlement.

The Missouri Department of Transportation’s Engineering Policy Guide for decision-making when considering replacement verses structural rehabilitation suggests comparing estimates for both options. If the cost for rehabilitation is at least 68% of the cost of replacement, then it is generally assumed that replacement will provide a better value than rehabilitation. Estimates for removing and replacing the bridge exceeded the City’s budget for stormwater projects in FY2025, and it was determined that the best value to residents was removing the bridge without replacement. With this project, the bridge will be removed and nearby creek banks will be stabilized.

**Justification:** *Condition of existing facility; Protection & Conservation, Public Safety*

The project will be funded by the City’s Parks & Stormwater sales tax, with 50% funded by Parks and 50% funded as a stormwater project.

**Operating Budget Impact:** None



Bridge location is red highlight above, crossing Deer Creek



# DEMOLITION OF BRIDGE IN MALCOLM TERRACE PARK (50% OF COSTS SHARED WITH PARKS)

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 30,000
Land Acquisition	\$ 0
Construction	\$ 45,000
Equipment	\$ 0
Other	\$ 0
<b>Total Expenditures</b>	<b>\$ 75,000</b>

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 0
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
<b>Total Funding</b>	<b>\$ 0</b>

Summary	Amount
Total Expenditures	\$ 75,000
Total Funding	\$ 0
<b>City's Contribution</b>	<b>\$ 75,000</b>

## PROJECTS FROM THE WATERSHED MANAGEMENT PLAN

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$0	\$0	\$0	\$1,300,000	\$1,500,000	\$0

**Project Description:**

The City's 2024 Watershed Management Plan (WMP) identified more than one hundred possible public stormwater projects. Possible projects are scored based on the risks addressed, benefits, and estimated costs (essentially a cost-to-benefit ratio). Higher scores generally indicate that the project addresses more risks and offers more benefits for each dollar of estimated costs.

For FY2024 through FY2028, the City sought to program projects with a score of one or greater in the WMP. The City's Stormwater Committee gave City staff the planning-level direction to give particular focus to projects that address structural and roadway flooding, as these are the risks with the greatest potential negative impact to public health, public safety, personal property, and public infrastructure.

By FY2029 and FY2030, it is likely that many of the possible roadway and structural flooding focused projects with a score of one or greater will have been addressed. In FY2029 and FY2030, the Stormwater Program may be shifting towards more streambank restoration projects that score one or greater in the WMP. Many of these relatively higher-scoring streambank-focused projects address erosion issues that impact habitable or other structures that require a Building Department permit to construct.

**Justification:** *Availability of Outside Funding, Community Demand, Condition of Existing Facilities; Protection & Conservation, Public Safety*

This project will be funded by the City's Parks & Stormwater sales tax. Some projects may qualify for Metropolitan St. Louis Sewer District (MSD) OMCI or Proposition S funding. At this time, the future of Missouri Department of Natural Resources Section 319 grants is uncertain but remains a possibility for funding.

**Operating Budget Impact:**

The project will likely not impact the City's Operating Budget if the assets are on private property. The City may have operating and maintenance costs if the project installs City-owned assets.

**Comments:**

None

## PROJECTS FROM THE WATERSHED MANAGEMENT PLAN

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 500,000
Land Acquisition	\$ 0
Construction	\$ 2,300,000
Equipment	\$ 0
Other	\$ 0
<b>Total Expenditures (FY2026-FY2030)</b>	<b>\$ 2,800,000</b>

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ TBD
DNR Section 319 Grant	\$ 0
MSD Proposition S	\$ 240,000
<b>Total Funding</b>	<b>\$ 240,000</b>

Summary	Amount
Total Expenditures	\$ 2,800,000
Total Funding	\$ 240,000
<b>City's Contribution (FY2026-FY2030)</b>	<b>\$ 2,560,000</b>

## FY2026 STORMWATER PROJECTS

### Estimated Annual Costs

Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$160,000	\$435,000	\$0	\$0	\$0	\$0

#### Project Description:

The Stormwater Committee's planning-level direction is to program projects that score a one or greater in the City's 2024 Watershed Management Plan (WMP) with a focus on projects that address structural and roadway issues.

The following projects are planned to enter into engineering design in FY2026 with the intent to undergo construction in FY2027.

- **North Spoede Road & Mission Hills Court (DC-S-22)** seeks to address roadway flooding near the intersection of North Spoede Road & Mission Hills Court. The project will also explore the possibility of adding additional stormwater inlets along North Spoede Road.
- **Pine Manor Drive (DC-S-09)** looks to address street and yard flooding with possible extensions and modifications of the existing stormwater system. Swales and berms may be considered for addressing yard flooding.
- **18 Sackston Woods Lane (DC-S-02)** intends to address yard flooding with the possible installation of a pipe plus swale and berm system.
- **Alden Lane (DC-S-18)** aims to address roadway flooding, failing streambank protections, yard flooding, and roadway sinkholes. Design may consider installing natural streambank protections, grade controls, curb and gutter sections, a roadway crown, and a berm and swale.

**Justification:** *Availability of Outside Funding, Community Demand, Condition of Existing Facility, Protection & Conservation, Public Safety*

This project will be funded by the City's Parks & Stormwater sales tax. Projects may qualify for Metropolitan St. Louis Sewer District (MSD) OMCI and Proposition S funding.

Residents and the Stormwater Committee have been supportive of the City's approach to programming projects identified in the 2024 Watershed Management Plan.

#### Operating Budget Impact:

Projects will impact the City's Operating Budget if the installed assets are City-owned rather than privately-owned.

#### Comments:

None

## FY2026 STORMWATER PROJECTS

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 160,000
Land Acquisition	\$ 0
Construction	\$ 435,000
Equipment	\$ 0
Other	\$ 0
<b>Total Expenditures</b>	<b>\$ 595,000</b>

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ TBD
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
<b>Total Funding</b>	<b>\$ TBD</b>

Summary	Amount
Total Expenditures	\$ 595,000
Total Funding	\$ TBD
<b>City's Contribution (FY2026-FY2030)</b>	<b>\$ 595,000</b>

## FY2027 STORMWATER PROJECTS

### Estimated Annual Costs

Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$0	\$295,000	\$535,000	\$0	\$0	\$0

#### Project Description:

The Stormwater Committee's planning-level direction is to program projects that score a one or greater in the City's 2024 Watershed Management Plan (WMP) with a focus on projects that address structural and roadway issues.

The following projects are planned to enter into engineering design in FY2027 with the intent to enter construction in FY2028.

- **Villa Hill Lane (CC-C-16)** plans to address streambank erosion that is threatening a retaining wall.
- **740 North Mason Road (CC-S-05)** intends to address yard flooding and erosion that affects several homes by potentially installing a berm and swale system that directs flows to an existing stormwater system.
- **Oak Hollow Drive (CC-C-23)** has the objective to address creekbank erosion that is threatening habitable structures.
- **Morwood Lane (DC-S-13)** aims to address roadway and yard flooding by possibility reestablishing roadway gutters and installing berms, swales, inlets, and pipes.

**Justification:** *Availability of Outside Funding, Community Demand, Condition of Existing Facility, Protection & Conservation, Public Safety*

This project will be funded by the City's Parks & Stormwater sales tax. Projects may qualify for Metropolitan St. Louis Sewer District (MSD) OMCI and Proposition S funding.

Residents and the Stormwater Committee have been supportive of the City's approach to programming projects identified in the 2024 Watershed Management Plan.

#### Operating Budget Impact:

Projects will impact the City's Operating Budget if the installed assets are City-owned rather than privately-owned.

#### Comments:

None

## FY2027 STORMWATER PROJECTS

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 295,000
Land Acquisition	\$ 0
Construction	\$ 535,000
Equipment	\$ 0
Other	\$ 0
<b>Total Expenditures</b>	<b>\$ 830,000</b>

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ TBD
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
<b>Total Funding</b>	<b>\$ TBD</b>

Summary	Amount
Total Expenditures	\$ 830,000
Total Funding	\$ TBD
<b>City's Contribution</b>	<b>\$ 830,000</b>

## FY2028 STORMWATER PROJECTS

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$0	\$0	\$300,000	\$TBD	\$0	\$0

### Project Description:

The Stormwater Committee's planning-level direction is to program projects that score a one or greater in the City's 2024 Watershed Management Plan (WMP) with a focus on projects that address structural and roadway issues.

The following projects are planned to begin engineering design in FY2028 with the goal of construction in FY2029.

- **996 East Rue De La Banque Street (DC-C-03)** seeks to address streambank erosion that is threatening a habitable structure and existing stormwater infrastructure.
- **Ferngate Lane (CC-C-07)** intends to address erosion threatening habitable structures, failing rip rap, and an exposed outlet pipe.

**Justification:** *Availability of Outside Funding, Community Demand, Condition of Existing Facility, Protection & Conservation, Public Safety*

This project will be funded by the City's Parks & Stormwater sales tax. Projects may qualify for Metropolitan St. Louis Sewer District (MSD) OMCI and Proposition S funding.

Residents and the Stormwater Committee have been supportive of the City's approach to programming projects identified in the 2024 Watershed Management Plan.

### Operating Budget Impact:

Projects will impact the City's Operating Budget if the installed assets are City-owned rather than privately-owned.

### Comments:

None

## FY2028 STORMWATER PROJECTS

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 300,000
Land Acquisition	\$ 0
Construction	\$ TBD
Equipment	\$ 0
Other	\$ 0
<b>Total Expenditures</b>	<b>\$ 300,000</b>

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ TBD
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
<b>Total Funding</b>	<b>\$ TBD</b>

Summary	Amount
Total Expenditures	\$ 300,000
Total Funding	\$ TBD
<b>City's Contribution</b>	<b>\$ 300,000</b>



## DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

**DATE:** March 11, 2025

**TO:** Stormwater Committee  
Mark Perkins, City Administrator

**CC:** Jim Heines, Director of Public Works  
Steve Berez, PE, City Engineer and Assistant Director of Public Works

**FROM:** Dione Garson, PE, Civil Engineer

**SUBJECT:** City of Creve Coeur Stormwater Management Cost-share Program  
Round Two Applications

---

### Overview

The City of Creve Coeur Stormwater Management Cost-share Program accepted applications from November 1, 2024 to January 14, 2025.

The program is funded under 05-61-71-9509. The FY2025-FY2029 Capital Improvement Program allocated \$120,000 for FY2025, of which \$60,000 is for the program's pilot phase and \$60,000 is for the second (current) round of funding.

For this round of funding, the program has budgeted \$40,000 for two Homeowner Association projects (50% match up to \$20,000 per project) and \$20,000 for four Individual Homeowners projects (50% match up to \$5,000 per project).

On December 11, 2024, the City hosted an information event from 4:45 pm to 5:45 pm at the Government Center. The event was attended by more than a dozen residents. At the event, residents had the opportunity to learn more about the program and application process. The event also introduced residents to a new City of Creve Coeur educational materials with resources about the function and design of rain gardens and bioswales. Educational materials from the event are available on the Stormwater page on the City's website. City staff has also emailed the materials to residents who have called with questions about the program.

For the second round of funding, the City received eleven individual homeowner applications and one Homeowner Association application.

In all maps shown in this memo, north is up.

## Staff review and comments – Individual Homeowner applications

### Application #1 – 17 Chamblee Lane

- Project location (Ward 4):



- Description of the problem:
  - The application reports that the stormwater drain in front the home backs-up when it rains heavily.
  - The home also experiences flooding from Smith Creek.
- Description of the proposed solution:
  - Construct a swale to keep water from flooding the home.
  - Install a pump and pipe system to direct water from the structure.
- Project costs:
  - One bid was submitted from Acculevel for \$40,540 that includes:
    - Exterior sump pump
    - French drain
    - Drain line with sump
    - Stormwater pipes
  - The bid shows quantities but not unit costs.
  - Fifty-percent of the estimated costs is more than the maximum match for Individual Homeowner projects of \$5,000.
- Was this project identified as a possible project in the 2024 Watershed Management Plan (WMP)?
  - The WMP identifies CC-C-24 17 Chamblee Lane as a possible project.
  - The WMP problem description does not address structural or yard flooding. The description does address bank sloughing and exposed manholes surrounded by sinkholes.
  - The WMP recommended approach is stabilization of the outside bend and filling the areas surrounding the manholes with compacted fill.

- CC-C-24 has a total estimated cost of approximately \$109,000 and a total score of 0.20.
- Staff comments:
  - Background*
    - This home and lot are completely within the floodplain. Some areas of the site are also within the floodway.
    - If the project moves forward, a City-issued floodplain development permit will be required.
    - City staff met with the homeowners on July 26, 2024. The homeowners were informed:
      - The home is in the Special Flood Hazard Area (SFHA), Zone AR.
      - The City’s Code Chapter 415 – Flood Hazard Control Regulations applies to this site.
      - Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program created a website that informs owners of what can be done to help reduce risks in a SFHA.
      - The homeowners were also sent copies of FEMA publications P-1037, *Reducing Flood Risk to Residential Buildings That Cannot Be Elevated* and P-312 *Homeowner’s Guide to Retrofitting*.

*Comments related to the application*

- Pumps and pipes without mitigation are not in keeping with the requirements and intent of the program.
- The program does, however, intend to help residents with the installation of bioswales.
- The bid from Acculevel does not appear to include a swale system with a berm or a floodwall.
- FEMA Publication P-312 *Homeowner’s Guide to Retrofitting* includes Table 3-10 lists the Advantages and Disadvantages of Levees and Floodwalls plus the following example of protecting a home with a levee and/or a floodwall.

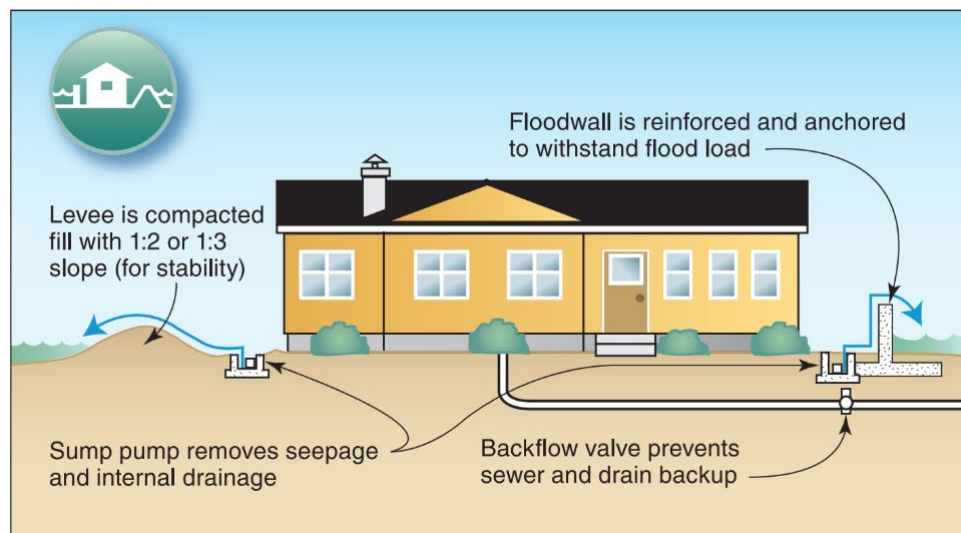
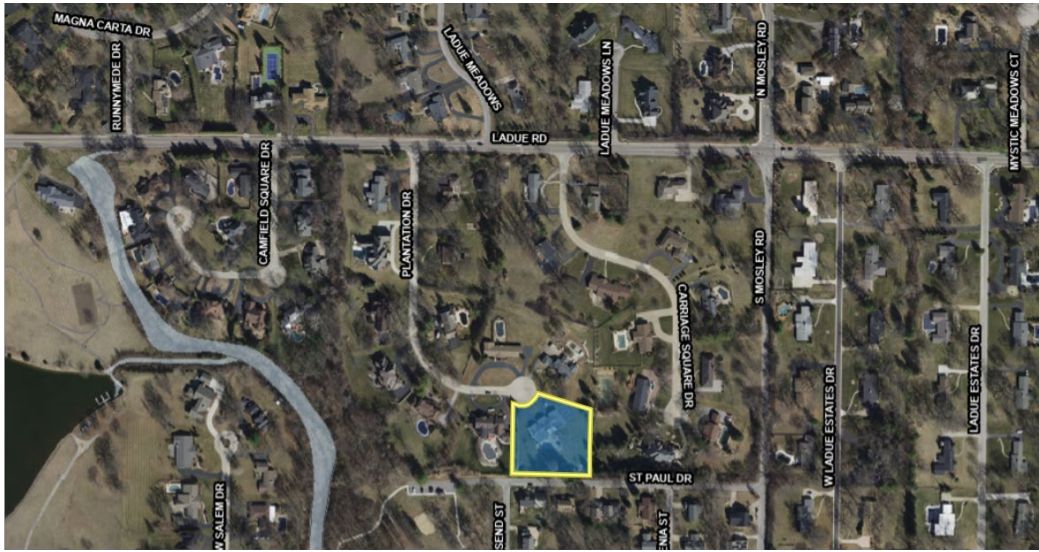


Figure 3-17 from FEMA’s *Homeowner’s Guide to Retrofitting*

- When the creek is out-of-bank, pumping and piping water to the creek alone may not be effective in keeping water from the yard and structure.
- A swale system with a berm or wall that is higher than the base flood elevation may be more effective at reducing flooding risks. FEMA recommends that levees and floodwalls should provide at least one-foot of freeboard (P-312 *Homeowner's Guide to Retrofitting*, page 3-34).
- For this approach, the homeowner may consider working with an engineer who can help:
  - Assess the onsite soils to determine the suitability of the site for swales and/or a wall.
  - Design the system to be structurally sound and able to resist erosion, scour, and seepage.
  - Verify that protection is one-foot or more about the base flood elevation.
- Staff recommendation:
  - Meet with homeowners to talk about:
    - Staff's concerns with a plan that includes a pump and pipe system without an accompanying swale and berm or wall.
    - Provide the homeowner with additional FEMA resources with information about strategies for reducing flood risks.

## Application #2 – 191 Plantation Drive

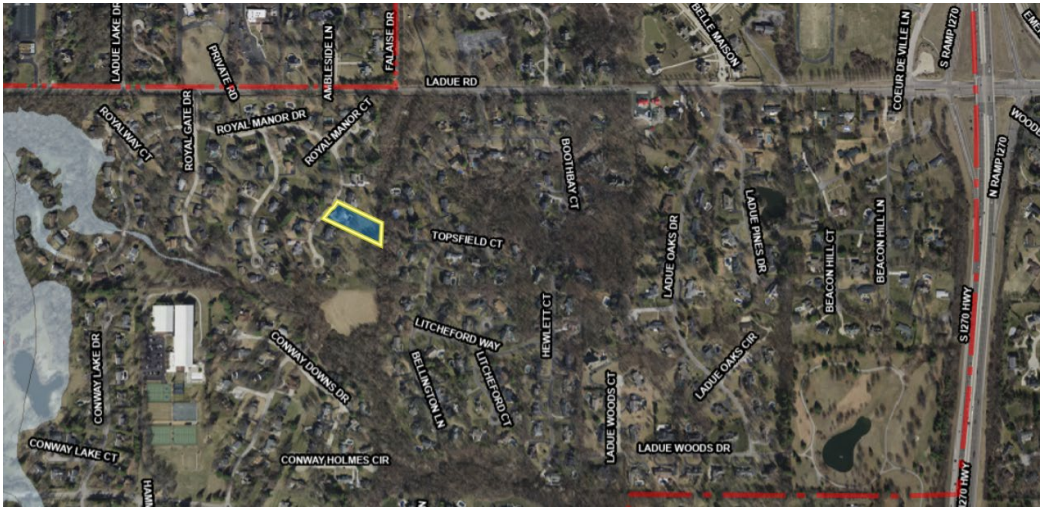
- Project location (Ward 2):



- Description of the problem:
  - Backyard flooding and erosion.
  - Existing stormwater system installed in the backyard is reported to be overwhelmed during some rain events.
- Description of the proposed solution:
  - Reshape and add depth to existing rain detention basins.
  - Create an overflow rock-lined swale.
  - Plant trees.
  - Add to an existing berm.
- Project costs:
  - One bid from Garcia Hardscape was submitted for \$9,555.46.
  - The 50% match for this project would be \$4,777.73.
- Was this project identified as a possible project in the 2024 Watershed Management Plan (WMP)?
  - The WMP does not include a possible project to address this issue or issues near this location.
- Staff comments and recommendations:
  - This project appears to meet the intention and requirements of the program.

### Application #3 – 148 Royal Manor Court

- Project location (Ward 3):



- Description of the problem:
  - Flooding of basement and garage.
  - Ponding water on the driveway and near the garage.
- Description of the proposed solution:
  - Install a catch basin and PVC pipes.
  - Regrade yard to direct flow away from the home.
- Project costs:
  - The application included one bid from Tennant Landscape Solutions, Inc. for \$10,189.22.
  - Fifty-percent of the estimated costs is more than the maximum match for Individual Homeowner projects of \$5,000.
- Was this project identified as a possible project in the 2024 Watershed Management Plan (WMP)?
  - The WMP identifies CC-C-30 151 Royal Gate Drive as a possible project.
  - This project, however, is about two blocks west of 148 Royal Manor Court.
  - The WMP problem description does not address structural or yard flooding at 148 Royal Manor Drive.
  - Completing this potential cost-share project will have no impact on the possible public project listed in the WMP.
- Staff comments:
  - The plan does not include elements that would detain, retain, or slow the rate of runoff.
- Staff recommendation:
  - This project does not appear to meet the intention and requirements of the program.



## Application #5 – 152 South Mason Road

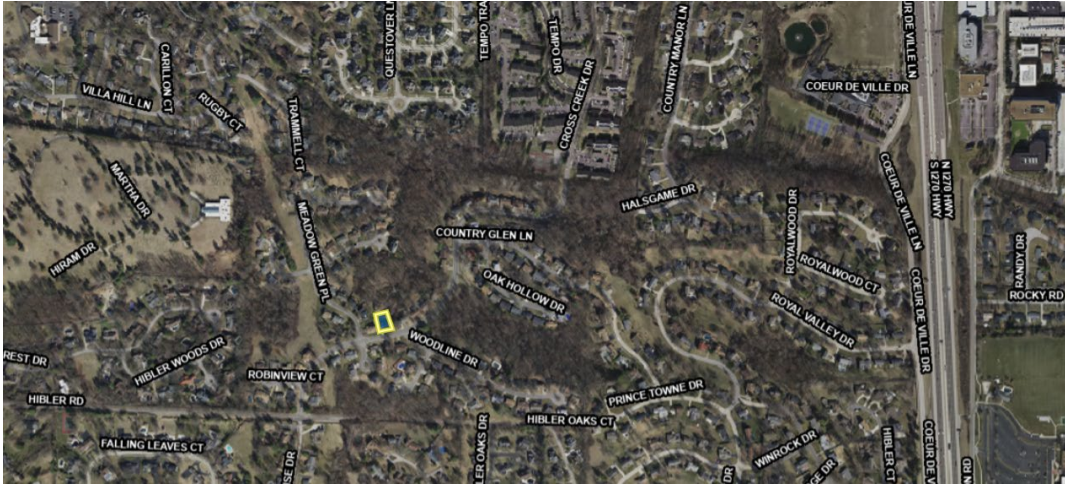
- Project location (Ward 4):



- Description of the problem:
  - MSD stormwater channel is on the site.
  - Two MSD inlets are west of the site and across South Mason Road.
  - A roadway culvert carries flows from west to east and onto an MSD stormwater channel on 152 South Mason Road.
  - The homeowner reports that the site receives runoff from the culvert (30-inch reinforced concrete pipe) into the MSD-identified unimproved natural channel.
  - The homeowner also reports that the site receives flows from the intersection of Ladue Road and South Mason Road. The intersection does not appear to have inlets. Flows are likely seeking the lower elevation of the natural channel that runs through 152 South Mason Road.
- Description of the proposed solution:
  - Bioswales with underdrains with perhaps a raingarden installed at the end of the bioswale.
- Project costs:
  - No proposals submitted. The homeowner listed lack of time as a reason.
- Was this project identified as a possible project in the 2024 Watershed Management Plan (WMP)?
  - The WMP does not include a possible project to address this issue or issues near this location.
- Staff comments:
  - This application does not include a plan or bids.
  - More information is needed.
- Staff recommendation:
  - Suggest that the homeowner develop plans for the site and seek bids then apply to the third round of funding this fall.

## Application #6 – 495 Falaise Drive

- Project location (Ward 3):



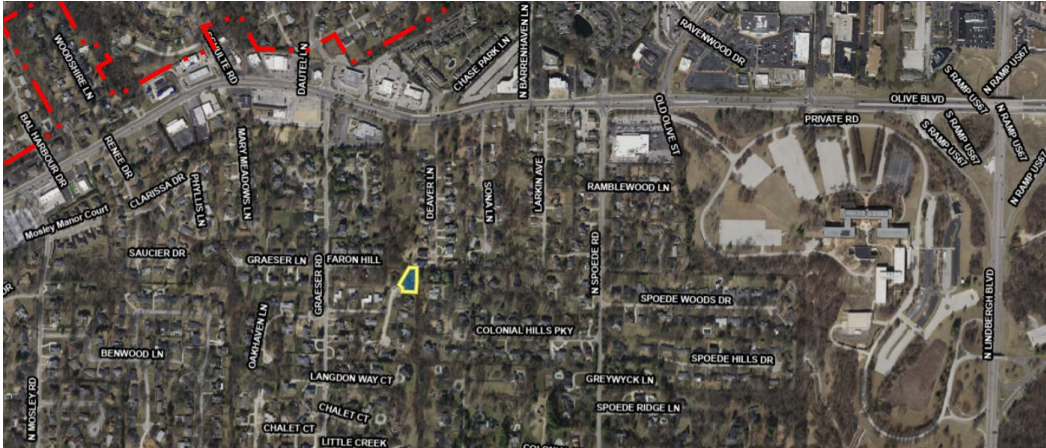
- Description of the problem:
  - 495 Falaise Drive is at a lower elevation than the adjacent site to the west (455 Falaise Drive).
  - An MSD-identified natural creek runs through the common ground that is adjacent and to the east of the site.
  - Unmanaged runoff flows from west to east causes issues such as:
    - Yard erosion
    - Ponding
- Description of the proposed solution:
  - Construct a berm and swale (8 feet wide by 20 feet long) on the west side of the lot to manage flows from 455 Falaise Drive that will direct flows to a raingarden.
  - Install a raingarden with an emergency overflow at the outfall end of the swale to capture and keep some of the runoff on the site.
- Project costs (the homeowner provided a range of costs, and the City is listing the most conservative estimates):
  - Homeowner will install the swale and raingarden
  - Excavation and swale creation = \$1,200
  - Soil preparation and materials = \$900
  - Native plants = \$500
  - Labor = \$1,800
  - Miscellaneous supplies = \$250
  - Total estimated costs = \$4,650
- Was this project identified as a possible project in the 2024 Watershed Management Plan (WMP)?
  - The WMP does not include a possible project to address this issue.
  - The WMP identifies nearby creekbank stabilization projects. None of the possible creekbank projects will address the yard erosion and ponding experienced on this site.
  - Completing this potential cost-share project will have no impact on the possible public project listed in the WMP.

- Staff comments:
  - This project offers water quantity and water quality benefits.
  - Encouraging infiltration with the use of a rain garden and bioswale will benefit both the individual homeowner and the community.
- Staff recommendation:
  - This project appears to meet the requirements of the program.



## Application #8 – 6 Wedgewood Lane

- Project location (Ward 1):



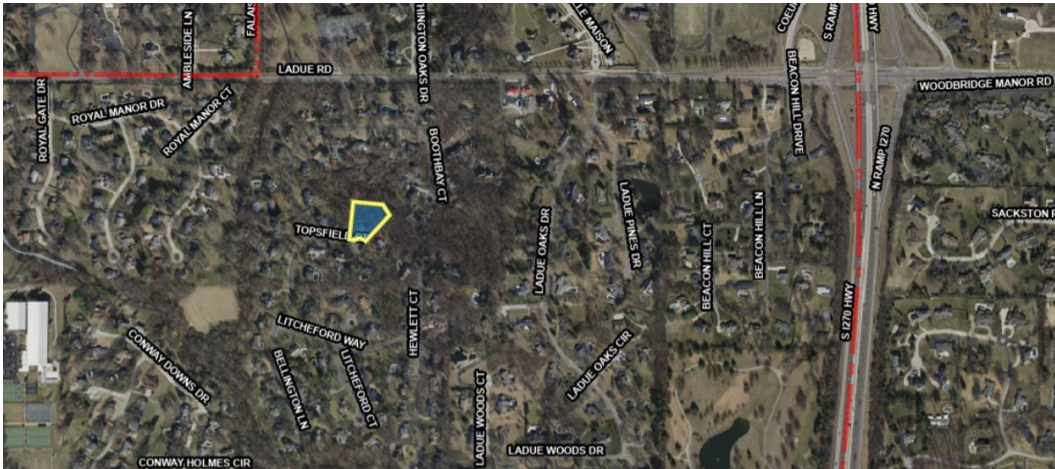
- Description of the problem:
  - Structural (basement) flooding resulting in more than \$30,000 in damages during 2023-2024.
  - Yard flooding and ponding.
  - Erosion.
- Description of the proposed solution:
  - Raise the height of the back retaining wall by 6 inches. Behind the wall, install a French drain system (perforated pipe and rock) that will intercept runoff from uphill.
  - Install a swale and berm system that outflows into a raingarden. The raingarden will reduce the volume of flows that runoff to the roadway.
  - Increase the size of existing French drains.
  - Update window wells by raising the grade around the window wells by approximately 4 inches.
  - Install a dry well.
- Project costs (the homeowner provided a range of costs, and the City is listing the most conservative estimates):
  - The application included a quote from Basile Landscaping & Lawncare LLC with the following line items:
    - Raise the height of the back retaining wall by 6 inches. Behind the wall, install a French drain system. = \$22,932
    - Swale, berm, and raingarden system = \$16,440
    - French drain = \$22,870
  - Fifty-percent of the total costs exceeds the maximum program match of \$5,000 for an individual homeowner.
- Was this project identified as a possible project in the 2024 Watershed Management Plan (WMP)?
  - Possible project DC-S-16 Wedgewood Lane was identified in the WMP.
  - The project had estimated costs of approximately \$112,000 and a Prioritization Ranking Score of 0.63.
  - Even if a cost-share program is approved and completed, DC-S-16 Wedgewood Lane WMP may still move forward for programming consideration. Decisions

about programming DC-S-16 will be assessed when the City CIPs are addressing WMP-identified projects with similar scores.

- Staff comments:
  - The homeowners have made past attempts at addressing the stormwater issues.
  - The past stormwater management efforts have not been able to prevent basement and yard flooding.
- Staff recommendation:
  - This project appears to meet the requirements of the program.

## Application #9 – 12363 Topsfield Court

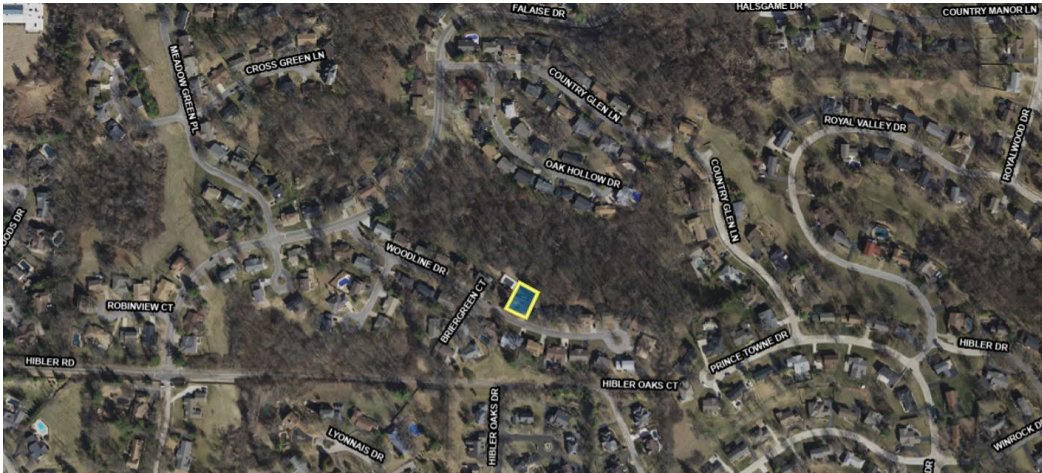
- Project location (Ward 3):



- Description of the problem:
  - Stormwater runoff from adjacent site is causing erosion and sinkholes.
- Description of the proposed solution:
  - Construct a 30 linear feet of French drain with a perforated pipe covered in a geotextile fabric.
  - Install gabion rock to help prevent erosion.
- Project costs:
  - The application included a bid from Topps Paving & Sealing, LLC – Drainage Solutions for \$6,481.
- Was this project identified as a possible project in the 2024 Watershed Management Plan (WMP)?
  - The WMP does not include a possible project to address this issue.
- Staff comments:
  - City staff met with the homeowner in December.
  - In the past, the homeowner had installed a perforated pipe system that is now failing and sinkholes are forming along the pipe trench. It seems likely that the perforated pipes were not wrapped in a geotextile fabric. Without fabric, soil is being transported along with the infiltrating water creating the sinkholes.
- Staff recommendation:
  - This project appears to meet the requirements of the program.

## Application #10 – 12351 Woodline Drive

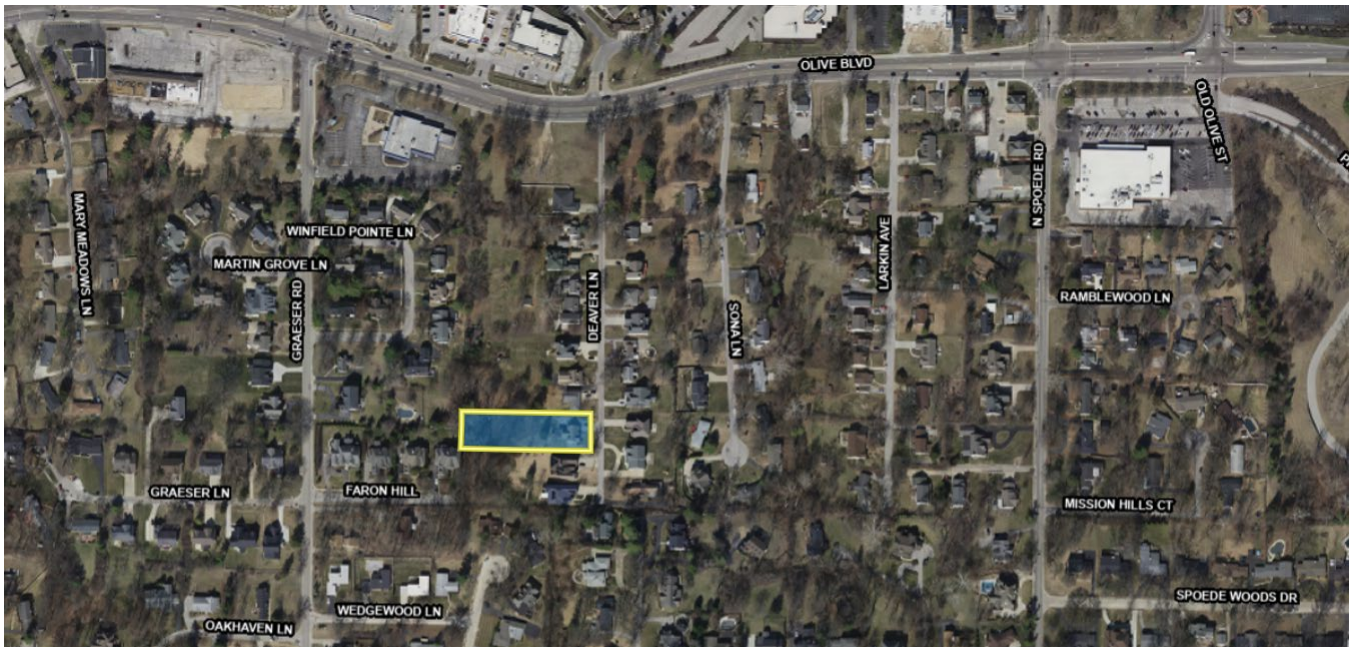
- Project location (Ward 3):



- Description of the problem:
  - Yard erosion creating gullies, ruts, sinkholes, and fallen trees.
  - The homeowner reports that the erosion has accelerated in the past few years.
- Description of the proposed solution:
  - Extend existing gabion stone rock bed.
  - Plant more native and ground-cover plants.
  - Rebuild a retaining wall to improve stormwater drainage from the roadway to the backyard.
- Project costs:
  - Expansion of gabion stone rock bed and natives = \$3,869
  - Material costs for ground-cover plants and wall = \$635
  - Total estimated costs = \$4,504
- Was this project identified as a possible project in the 2024 Watershed Management Plan (WMP)?
  - The WMP does not include a possible project to address this issue.
- Staff comments:
  - City staff met with the residents onsite and discussed past efforts made to address erosion issues.
- Staff recommendation:
  - This project appears to meet the requirements of the program.

Application #11 – 815 Deaver Lane

- Project location (Ward 1):



- Description of the problem:
  - Backyard flooding (runoff from the driveway is not reaching the MSD stormwater inlet on the property’s western edge).
- Description of the proposed solution:
  - Install a bioswale and raingarden to both detain and direct runoff to the MSD inlet.
- Project costs:
  - Labor = \$3,600
  - Raingarden soil = \$400
  - Plants = \$725
  - Tax = \$50
  - Incidentals = \$225
  - Total estimated costs = \$5,000
- Was this project identified as a possible project in the 2024 Watershed Management Plan (WMP)?
  - The WMP does not include a possible project to address this issue.
- Staff recommendation:
  - This project appears to meet the requirements of the program.

## Staff review and comments – Homeowner Association application

### Application #1 –Mill Crossing Condominium Association

- Description of the problem:
  - An existing storm drain is blocked with debris and no longer functions as designed.
  - Without a properly functioning storm drain system, surface flows are not being managed with some flows going onto neighboring sites.
- Description of the proposed solution:
  - Removal of debris.
  - Identify and implement preventative measures that may extend time between maintenance activities.
- Project costs:
  - Approximately \$5,000
- Was this project identified as a possible project in the 2024 Watershed Management Plan (WMP)?
  - The WMP does not include a possible project to address this issue.
- Staff comments:
  - The application was submitted by the submission deadline. The HOA was seeking bids but did not receive any bids before the application was due.
  - The contact for this project had unexpected medical issues.
  - City staff contacted the HOA and requested bids.
  - The application estimates costs of \$5,000.
- Staff recommendation:
  - Recommendation to be determined after bids are submitted.
  - If no bids are submitted for this round, perhaps the HOA should resubmit an application during the next round of funding.

**Summary of estimated costs – Individual Homeowner applications**

The table below shows the estimated costs for each of the applications submitted for the second round of funding. The maximum City funding for Individual Homeowner projects is 50% of paid costs up to \$5,000 per project.

City staff offers recommendations for projects that appear to meet program requirements. Staff opinions are not binding and intended only as one possible consideration for the Stormwater Committee.

Projects completed under this program are unlikely to have any impact on the possibility of a WMP-identified project to be programmed.

The Stormwater Committee makes final determinations about which project will be recommended for funding to the City Council. City Council approves project funding with a resolution.

<b>Submitted Individual Homeowner Applications</b>			
<b>Project Location</b>	<b>Estimated Cost</b>	<b>Potential City Funding</b>	<b>Appears to Meet Program Requirements?</b>
17 Chamblee Lane	\$40,540	\$5,000	No
191 Plantation Drive	\$9,555	\$4,778	Yes
148 Royal Manor Court	\$10,189	\$5,000	No
138 Bellington Lane (No costs provided)			No
152 South Mason Road (No costs provided)			No
495 Falaise Drive	\$4,650	\$2,325	Yes
5 South Tealwood Drive	\$3,500	\$1,750	Yes
6 Wedgewood Lane	\$62,242	\$5,000	Yes
12363 Topsfield Court	\$6,481	\$3,241	Yes
12351 Woodline Drive	\$4,504	\$2,252	Yes
815 Deaver Lane	\$5,000	\$2,500	Yes

**Table 1: Summary of Individual Homeowner Applications Submitted to the Second Round of Funding**

The following table shows a summary of estimated costs for the proposed projects that, in City staff's opinion, appear to meet program requirements.

<b>Individual Homeowner Applications that Appear to Meet Program Requirements</b>			
<b>Project Location</b>	<b>Estimated Cost</b>	<b>City Funding</b>	<b>Appears to Meet Program Requirements?</b>
191 Plantation Drive	\$9,555	\$4,778	Yes
495 Falaise Drive	\$4,650	\$2,325	Yes
5 South Tealwood Drive	\$3,500	\$1,750	Yes
6 Wedgewood Lane	\$62,242	\$5,000	Yes
12363 Topsfield Court	\$6,481	\$3,241	Yes
12351 Woodline Drive	\$4,504	\$2,252	Yes
815 Deaver Lane	\$5,000	\$2,500	Yes
<b>Total</b>		<b>\$21,845</b>	

**Table 2: Summary of Estimated Costs for Applications that Appear to Meet Program Requirements**

### **Summary of estimated costs – Homeowner Association applications**

The maximum City funding for Homeowner Association projects is 50% of paid costs up to \$20,000 per project.

For this round of funding, one application was submitted with an estimated project cost of \$5,000 for up to \$2,500 in program funding.

### **Program Funding**

The current FY2025-FY2029 Capital Improvement Program (CIP) has allocated \$120,000 in FY2025 under 05-61-71-9509. Of the total budgeted \$120,000, \$60,000 was allocated for the first round of funding and \$60,000 for the second round of funding.

### **Funding – Individual Homeowner Category**

During each round, the program allows for up to four Individual Homeowner projects to be funded. The maximum funding for each Individual Homeowner project is 50% of paid costs up to \$5,000. The total allocated budget for Individual Homeowner projects is \$20,000 for each funding round.

To date, the program has paid a total of \$4,821 for one completed first-round Individual Homeowner project.

Seven Individual Homeowner proposed projects appear to meet program requirements. The total requested funding for the seven projects is **\$21,845**. It seems reasonable that the Stormwater Committee could determine that these projects are qualified and recommend funding.

### **Funding – Homeowner Association Category**

During each round, the program allows for up to two Homeowner Association projects to be funded. The maximum funding for each Individual Homeowner project is 50% of paid costs up to \$20,000. The total allocated budget for Individual Homeowner projects is \$40,000 for each funding round.

To date, the program has paid a total of \$8,586 for one completed first-round Homeowner Association project.

**Attachments:**

**Individual Homeowner Applications:**

- 17 Chamblee Lane
- 191 Plantation Drive
- 148 Royal Manor Court
- 138 Bellington Lane (*No costs provided*)
- 152 South Mason Road (*No costs provided*)
- 495 Falaise Drive
- 5 South Tealwood Drive
- 6 Wedgewood Lane
- 12363 Topsfield Court
- 12351 Woodline Drive
- 815 Deaver Lane

**Homeowner Association Applications:**

- Mill Crossing