



**Stormwater Committee
Committee Meeting Agenda
April 13, 2022
4:45 PM
Online**

Meeting Connection Information

As a precautionary measure to help prevent exposure to and spread of COVID-19, the Stormwater Committee meeting scheduled for 4:45 p.m. on Wednesday, April 13, 2022, will be held virtually as a Zoom meeting.

Citizens are encouraged to participate and submit public comments in the following ways:

1. **Video Livestream** - Watch a live online broadcast of the Stormwater Committee meeting using the following link
<https://us02web.zoom.us/j/86171771151?pwd=dFVlUjAvUzZ0ZWV6d0l1NUFVTkpsdz09>
The public will be required to provide a name and email address to enter the meeting (the email address will not be saved or used to contact you). Citizens will have the opportunity to make public comments live during the meeting using the Zoom program.
2. **Teleconference** - Call in to the meeting by dialing (312) 626-6799 and entering meeting ID 860 5796 7322 when prompted.
3. **Email** - Questions or comments that citizens wish the Stormwater Committee to consider may be emailed to the City. In order for questions and comments to be considered at this meeting, those questions or comments must be submitted no later than 5:00 p.m. on Tuesday, April 12, 2022. Submit questions and comments to Jim Heines, Director of Public Works, at jheines@crevecoeurmo.gov.

I. Call Meeting to Order

II. Roll Call

III. Approval of Agenda

IV. Approval of Minutes

A. Draft Meeting Minutes February 16, 2022

1. Draft Meeting Minutes February 16, 2022

B. Draft Meeting Minutes March 16, 2022

1. Draft Meeting Minutes March 16, 2022

2. Mr. Wasielewski Power Point

V. Comments from General Public

(Citizens are asked to limit comments to three minutes and to complete a speaker card)

VI. Unfinished Business



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A. 13105 Dartagnan Ct. - Fence Request

- 1. Mr. Wasielewcki is Requesting that the City Install a Fence Along the Creek on His Property.**

B. Draft Storm Water Policy (Dick Kutta)

Dick Kutta proposes a draft Storm Water Policy and will make a presentation. Staff has reviewed the draft policy and provided comments for discussion.

i. Staff Comments

1. Draft Storm Water Policy Discussion

VII. New Business

A. Flood Insurance (Judy Campbell)

A copy of an email on Flood Insurance is provided for review and discussion

1. CC Residents in Floodplain

1. Properties in the Floodplain in Creve Coeur

2. Jefferson County Storm Water Regulations (Judy Campbell)

VIII. Business from Committee Members

A. Stormwater Tips for Residents (Judy Campbell)

IX. Business from Staff Liaison

A. May Meeting Wednesday, May 9, 2022 @ 4:45 PM Meeting will be held on Zoom

X. Adjournment

XI. Communications

A. Discussion



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2. **Teleconference** - Call in to the meeting by dialing (312) 626-6799 and entering meeting ID 892 3318 0010 when prompted.
3. **Email** - Questions or comments that citizens wish the Stormwater Committee to consider may be emailed to the City. In order for questions and comments to be considered at this meeting, those questions or comments must be submitted no later than 5:00 p.m. on Tuesday, February 15, 2022. Submit questions and comments to Matt Wohlberg, City Engineer, at mwohlberg@crevecoeurmo.gov.

I. Call Meeting to Order

II. Roll Call

Martin Jaffe	Committee Member
Laura Catalano	Vice Chair
Judith Campbell	Chair
Richard Kutta	Committee Member
Patrick Brown	Committee Member
Kathleen Rizzo	Committee Member
Bernard Feldman	Committee Member
Mary Helen Gerst	Committee Member
Elliot Sharpe	Committee Member

Council Liaison: Tim Carney

Staff Present: Matt Wohlberg, Jim Heines

III. Approval of Agenda

Judy Campbell recommended to revise item VIII (B) Deer Creek Watershed Alliance - Rainscape Cost Share Program to be presented by Bernard Feldman.

All SW Committee members approved the revised agenda.

IV. Approval of Minutes

1. Approval of January 12, 2022 Stormwater Committee Meeting Minutes



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The committee reviewed the minutes to the January 12, 2022 meeting . Judy Campbell recommended the following revision to item VIII (A): In the last sentence, A longer delay or an "earlier" meeting time.

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Judith Campbell, Chair
AYES:	Jaffe, Catalano, Campbell, Kutta, Brown, Rizzo, Feldman, Gerst, Sharpe

V. Public Comments

Two groups of residents have recently contacted staff regarding stormwater issues and may wish to address the Stormwater Committee. These groups include:

1) Ferntop Pipes and Channel (Melissa Inkley and Jim Hearne)

Mr. Hearne reported that MSD replaced 50 ft. of corrugated metal pipe and installed a concrete basin where the pipes meet in the channel. They also repaired his electric dog fence and replaced his gutter downspout piping to the creek. He added that he was very pleased with the work.

The Inkley's are still waiting for MSD to patch the larger corrugated metal pipe in their back yard with concrete.

2) Balcon Estates Subdivision Drainage (Dan McDougell, Bill Roper and Gay Ackerman)

Balcon Estates Subdivision Trustees wanted to share their concerns of stormwater issues in their subdivision. The trustees would like to help the city promote stormwater tips to residents. Staff recommended that each of the residents also wanted to let everyone know that the subdivision residents appreciate the City's efforts to repair and improve stormwater problems in Balcon Estates Subdivision. Staff recommended that each of the residents who are experiencing storm water issues respond to the Storm Water Survey that will appear in the Newsletter for the Storm Water Management Plan research and development. This will assure that these problems are cataloged into the database.

VI. Unfinished Business

A. Capital Improvement Program

The Committee's packet includes a summary of the stormwater projects that are included in the draft Capital Improvement Program (CIP). There are two notable new stormwater projects in the draft CIP:

1) Stormwater Management Study. This study would begin in fiscal year 2023 and would end in fiscal year 2025. This project involves data collection in the forms of public input and field investigations that would be followed by the preparation of preliminary plans for ways to address the highest-priority issues. This study would begin in 2022 and is estimated to be complete some time in 2024.

2) Stormwater Concept Plans. Preliminary plans would be drawn up for several issues and concerns that the City may be able to design and construct within the next three years. These locations include:



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- Magna Carta Drive at Runnymede Drive and at Templar Drive - Storm drain modification and new storm drain(s).
- Conway Park lake - Dredge silt from park pond to restore pond depth.
- Ferntop Lane - Storm channel erosion
- Deer Creek in Malcolm Terrace Park - Creek bank erosion
- Cuisseaux Court - Subdivision drainage
- Beaver Drive - Aging culvert beneath the
- Broadview Farm - Road drainage throughout the subdivision

The preliminary designs for solutions to each of these concerns would help determine the scope, cost, feasibility, and priority of each solution. These preliminary designs would be the basis for stormwater improvement projects for the next few years, while the stormwater management study is underway.

1. Stormwater Projects in Draft FY2023-FY2027 CIP

Bernard Feldman made an initial motion which was seconded by Martin Jaffee to only conduct the Storm Water Management plan on the Creve Coeur Creek Watershed to see how valuable the information in the management plan would be. Discussion by the committee followed which included:

The committee has identified the importance of the Storm Water Management Plan and the information we will obtain from study is highly valuable. The biggest value of the study is the discovery of all of the storm water issues city wide and the ability to evaluate their severity. The independent study will help prioritize improvement projects objectively and recommend the projects with the greatest needs. Members had concerns of the perception of conducting the study in only one portion of the city and making the other section wait.

The initial motion was voted on and was defeated. Bernard Feldman voted Aye and all other committee members voted Nay.

A second motion was made by Dick Kutta and seconded by Kathleen Rizzo to approve funding the Storm Water Management Plan with \$200,000 in FY 2023 and \$300,000 in FY 2024. The motion passed.

RESULT:	APPROVED [7 TO 2]
MOVER:	Richard Kutta, Committee Member
SECONDER:	Kathleen Rizzo, Committee Member
AYES:	Catalano, Campbell, Kutta, Brown, Rizzo, Gerst, Sharpe
NAYS:	Jaffe, Feldman

2. 2012 Stormwater Master Plan Project List

Bernard Feldman made a motion and Dick Kutta seconded to approve the list of Storm Water Project Concept plan locations in the city for \$150,000 in FY 2023. Project locations include:

- Magna Carta Drive at Runnymede Drive and at Templar Drive - Storm drain modification and new storm drain(s).
- Conway Park lake - Dredge silt from park pond to restore pond depth.
- Ferntop Lane - Storm channel erosion
- Deer Creek in Malcolm Terrace Park - Creek bank erosion



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- Cuisseaux Court - Subdivision drainage
- Beaver Drive - Aging culvert beneath the
- Broadview Farm - Road drainage throughout the subdivision

The committee discussed details of the recommended project locations on the list and what we could expect from the concept study for each. These projects will be evaluated and prioritized using the MSD/City scoring method. A Concept plan and cost estimate for each location will be developed by a consultant simultaneously while the Storm Water Management Plan is being conducted. This will give us a head start on the design of several projects while the Storm Water Management Plan is being developed.

A little later in the meeting, the committee discussed adding a couple of projects identified in the 2012 Storm Water Master Plan to our concept plan review. Staff agreed to recommend an additional \$25,000 to fund the additional locations for review.

RESULT:	APPROVED [8 TO 1]
MOVER:	Bernard Feldman, Committee Member
SECONDER:	Richard Kutta, Committee Member
AYES:	Catalano, Campbell, Kutta, Brown, Rizzo, Feldman, Gerst, Sharpe
NAYS:	Jaffe

B. Stormwater Policy

The packet includes Dick Kutta's proposed stormwater policy and Public Works staff comments about the proposed policy.

1. Draft Stormwater Policy

The Committee agree to postpone this item to the March 16, 2022 Meeting

2. Draft Stormwater Policy with Comemnts from City Staff.

The Committee agree to postpone this item to the March 16, 2022 Meeting

VII. New Business

VIII. Business from Committee Members

A. Meetings that Last more than 90 Minutes (Judy Campbell)

Mrs. Campbell would like the Committee's guidance regarding whether to set a limit on the meeting duration at 90 minutes and how to proceed past the 90-minute deadline if this limit is adopted.

The Committee agree to postpone this item to the March 16, 2022 Meeting



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B. Deer Creek Watershed Alliance - Rainscaping Cost-Share Program (Bernard Feldman)

Bernard Feldman would like to discuss the current round of the Rainscaping Cost-Share Program that is offered by the Deer Creek Watershed Alliance.

The Committee agree to postpone this item to the March 16, 2022 Meeting

1. Deer Creek Watershed Alliance - Rainscaping Cost-Share Program

The Committee agree to postpone this item to the March 16, 2022 Meeting

IX. Business from Staff Liaison

A. March Meeting

The next Stormwater Committee meeting is scheduled for 4:45 p.m. on Wednesday, March 16. This meeting will be held online using Zoom.

X. Adjourn

Martin Jaffee moved for adjournment and Mary Helen Gurst seconded. All committee members were in favor.

Meeting Adjourned at 6:50 PM



**Stormwater Committee
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March 16, 2022
4:45 PM
Online**

Meeting Connection Information

As a precautionary measure to help prevent exposure to and spread of COVID-19, the Stormwater Committee meeting scheduled for 4:30 p.m. on Wednesday, February 10, 2021, will be held virtually as a Zoom meeting.

Citizens are encouraged to participate and submit public comments in the following ways:

1. **Video Livestream** - Watch a live online broadcast of the Stormwater Committee meeting using the following link: <https://us02web.zoom.us/j/82015453333>
The public will be required to provide a name and email address to enter the meeting (the email address will not be saved or used to contact you). Citizens will have the opportunity to make public comments live during the meeting using the Zoom program.
2. **Teleconference** - Call in to the meeting by dialing (312) 626-6799 and entering meeting ID 860 5796 7322 when prompted.
3. **Email** - Questions or comments that citizens wish the Stormwater Committee to consider may be emailed to the City. In order for questions and comments to be considered at this meeting, those questions or comments must be submitted no later than 5:00 p.m. on Tuesday, February 9, 2021. Submit questions and comments to Jim Heines, Director of Public Works, at jheines@crevecoeurmo.gov.

I. Call Meeting to Order

II. Roll Call

Martin Jaffe	Committee Member	
Laura Catalano	Vice Chair	
Judith Campbell	Chair	
Richard Kutta	Committee Member	(Absent)
Patrick Brown	Committee Member	
Kathleen Rizzo	Committee Member	(Absent)
Bernard Feldman	Committee Member	
Mary Helen Gerst	Committee Member	
Elliot Sharpe	Committee Member	(Absent)

Also present:

Council Liaison - Tim Carney
Staff Liaison - Jim Heines

III. Approval of Agenda

Judy Campbell moved to rearrange the items on the March 16, 2022 meeting agenda. Judy also moved to add two items and remove one item. The committee approved the changes to the agenda and the revised agenda items are as follows:

V. Public Comments

- 1) 12970 Ferntop Lane (Jim Hearnnes)
- 2) 13105 Dartagnan Ct. (Ralph Wasielewski)

VI. Unfinished Business



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1. SW Policy
2. Review of CIP FY2023-FY2027 SW Projects for Conceptual Designs

VII. New Business

1. Conway Park Parking Lot Expansion: SW Management BP

VIII. Business From Committee Members

1. Deer Creek Watershed Alliance (Bernard Feldman)
Rainscaping Cost-Share Program
2. SW Master Plan Projects Spreadsheets (Laura Catalona)
3. Distribution of SW Projects by Ward (Judy Campbell)
4. Stormwater website re SW Tips for Residents Review and Update (Judy Campbell)

IX. Business from Staff Liaison

1. Will April and future meetings continue to be on Zoom or in person?
2. The next Stormwater Committee meeting is scheduled for 4:45 p.m. on Wednesday, April 13, 2022.

IV. Approval of Minutes

The minutes for the February 16, 2022 meeting have been differed until the April 13, 2022 meeting.

V. Comments from General Public

1. 12970 Ferntop Ln. Update (Jim Hearne)

Mr. Hearne reported that he is waiting for the final sod restoration where the storm pipe was replaced on his property. He also noted that there has been no action from MSD to place concrete grout in the large CMP pipe in the Inkley's back yard.

2. 13105 Dartagnan Creek Erosion - Property Owner is Requesting to Make a Presentation to the Committee Regarding Creek Erosion and Downed Trees Across the Creek.

Mr. & Mrs. Ralph Wasielewski made a presentation with a time line regarding the creek erosion they have experienced in the back yard. Their concerns included:

1. Continued creek erosion in their back yard.
2. Width of the creek channel.
3. Depth of the sidewalls of the creek.
4. Safety of people walking or playing along the creek area.
5. Trees down over and in the creek.



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Discussions about the presentation included:

1. The issues at 13105 Dartagnan are a small part of a much larger project area which involves the Fernridge Creek corridor as it migrates through the Bellerive Estates Subdivision.
2. Construction access to the creek is limited to two or three locations along a 1/2 mile section of creek.
3. The creek meanders in and out of the City of Creve Coeur, City of Town and Country, so both city as well as MSD will be involved in developing and executing any solution for creek improvements.

It was recommended that the City of Creve Coeur include this section of Fernridge Creek in the Stormwater Management Plan. Consultants will evaluate the creek, develop corrective solutions with cost estimates and prioritize the severity of the issues evaluated.

The property owner mentioned that he is concerned about safety for his grandchildren falling into the creek while playing in the back yard. Judy Campbell asked the property owner if he had considered installing a fence to create a barrier to the creek. Mr. Wasielewski said he used to have a chicken wire fence years ago but it is now gone. He requested that the city install a fence along the creek as a safety measure.

VI. Unfinished Business

A. Reports

i. Draft Storm Water Policy

Judy Campbell tabled this item since Dick Kutta is on vacation and not present to make a presentation on his draft of the Storm Water Policy.

ii. Review of CIP FY2023-FY2027 Storm water Projects for Conceptual Designs

Although the committee had not identified a couple of additional projects to be added to the Storm water Concept Plan list, staff added \$25,000 in the FY 2023 CIP Budget for this project recommendation to be able to take on a couple of more project locations. The budget revision raised the project budget from \$150,000 to \$175,000 for FY 2023.

A request was made to identify the locations approved by the committee for Concept Designs in the CIP project list.

VII. New Business

A. Conway Park Parking lot Expansion: Storm Water Management BP

Discussion on if and how the city incorporates Storm Water BMP's into the parking lot expansion project at Conway Park.

Staff noted that we follow the same MSD and City regulations that residential and commercial properties must implement into their projects. Depending on the size of the project and the amount of additional storm water runoff generated by the improvements we may be required to submit plans for review and permit with MSD. Additionally, Improvement plans of this type are required to go through a Planning & Zoning review and approval process. Finally city staff reviews the project for compliance with our Storm Water Ordinance. The city promotes using pervious pavers, bio-retention, and other water quality features to address storm water runoff on all new build and expansion projects.



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It was also mentioned that due to available space at the park the city is pursuing other opportunities for additional parking which may include working out a parking agreement with the Covenant Seminary to use a portion of their parking lot in off hours.

VIII. Business from Committee Members

A. Discussion

1. Deer Creek Watershed Alliance Landscape Reimbursement Program (Bernard Feldman)

Bernard Feldman made a short presentation on the opportunities to receive grant funding as an incentive to design and construct Rain Gardens to help improve water quality and slow the surge of storm water into Deer Creek during storm events. The program is design to reimburse residents 75% of the construction cost up to \$4,500.00.

2. Storm Water Master Plan Projects Spreadsheet (Laura Catalano)

Laura Catalano made a presentation on understanding some of the items (columns) on the Storm Water Spreadsheet.

There was a request for staff to share several documents from the Master Plan with the committee which explain:

1. How the Project ID code lets you know which creek the project is located on.
2. How the project benefit points are calculated.
3. How the Maximum and Minimum Score is calculated.

3. Distribution of Storm Water Project Locations (Judy Campbell)

Judy Campbell identified the number of project the locations per Ward and found that the distribution of the identified projects was

4. StormWater Website: Review and Update Storm Water Tips for Residents (Judy Campbell)

Judy Campbell suggested that the committee review the Storm Water Tips on the City's website and develop ideas on how to update the web page.

IX. Business from Staff Liaison

A. Will April and other future meetings continue to be on Zoom or in person?

Judy Campbell moved that we continue Zoom meetings.

The committee members all approved the recommendation.

B. April Meeting - The next meeting is scheduled for Wednesday, April 13, 2022 at 4:45 PM.

Next Meeting April 13, 2023 at 4:45 PM on Zoom



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X. Adjournment

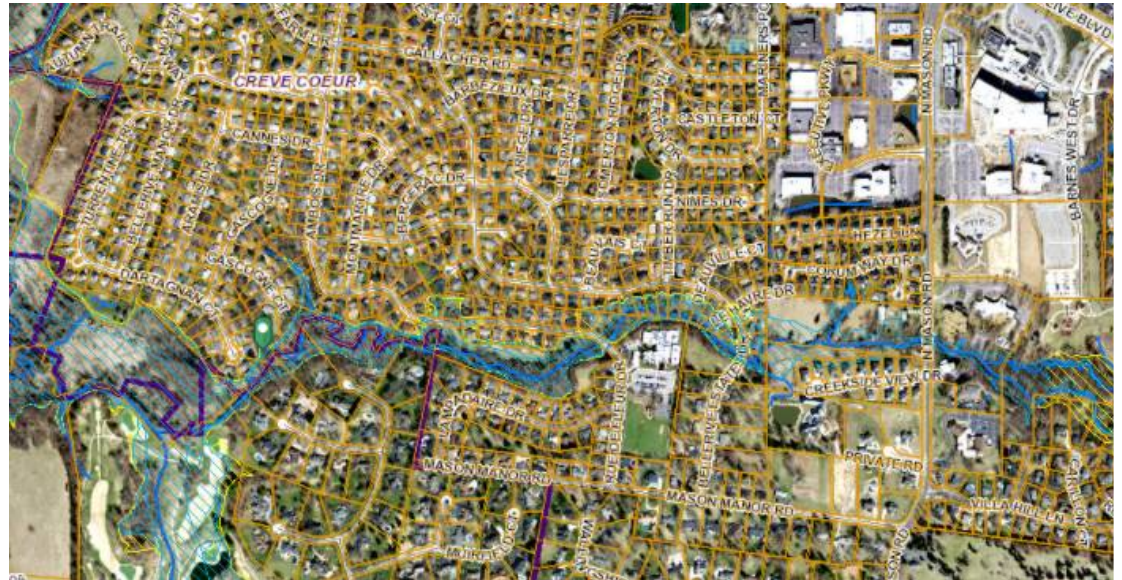
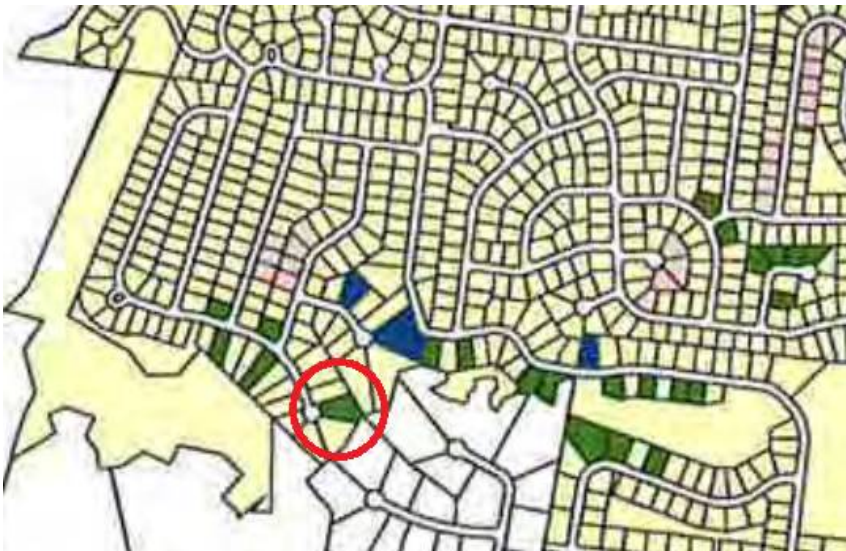
XI. Communications

Communication: Draft Meeting Minutes March 16, 2022 (Draft Meeting Minutes March 16, 2022)

Prepared for 16 March 2022 Creve Coeur Storm Water Committee Meeting
By: Ralph and Margie Wasielewski

Thank you for the opportunity to
present Fernridge Creek erosion
issues again with respect to the
section behind our house at
13105 Dartagnan Ct.

From CC Master Plan, figure 3
& STLCO Property Lookup Tool
Circled area is 13105 Dartagnan Ct.



Yes, there are still ferns along Fernridge Creek!
And yes the water in the creek runs constantly!



Timeline – Creek at 13105 Dartagnan Ct.

- 1990 - Purchased Home
 - Fernridge Creek cross section was 40 square feet and was a slow meandering stream of water through a valley of trees. Water was always clear, overflow rain sheds traveled away from my property and along the southeast edge of the valley.
- 1990 thru 1995 - No change to Creek or valley
- 1996 - Flash flood event
 - ALL of the AE flood zone pooled to the 100 year level
 - Flow rate nearly zero after initial surge. (I recall the eerie feeling and awe of a lake.)
 - Creek bank had a few small shrubs damaged
 - Cross section relatively unchanged
- 1996 – 2000 Hospital Expansion construction, southern buildings & parking
 - Creek water was consistently brown with mud/silt when it rained
 - Cross section increased to about 60 square feet
 - Creve Coeur was called
 - Tree fell into creek, about 6” diameter. Removed myself.
- 2000 – Emailed Vijay Bhasin, Director of Public Works, with concerns and issues
 - His response email contained information provided by Horner & Shiffrin, Gene Rovak. Letter contains passages “... no channel or bank changes are anticipated.” And “Erosion related efforts will be oriented toward prevention.”

Continued

Timeline – Creek at 13105 Dartagnan Ct. (cont)

- 2000 – continued
 - Presented information and concerns to the Storm Water Committee (SWC)
 - SWC visited Fernridge Creek, 13105 Dartagnan Ct. was added to problem list.
 - Vijay Bhasin publishes Project Status and Goals
 - Includes addressing erosion problems at 13105 Dartagnan Ct!
- 2001 thru 2007 – Erosion rate increases
 - Millenium Park construction era, Park experiences large erosion event around 2002
 - Recall seeing meeting notes that the city was accumulating budget and SW should be funded within 7 years.
 - Creek cross section is nearly doubled at about 80 square feet.
- 2007 – Email sent to Mark Perkins, Creve Coeur City Administrator
 - Included 4 pictures showing dangerous conditions and more fallen trees into creek.
 - Included description of unsafe/dangerous vertical drop that was measured to be 6 foot!
 - Received notice that creek was contaminated with sewage overflow. MSD is fined by the Department of Natural Resources.
 - No one comes to look and trees remained in creek.
- 2008/2009 MSD works on overflow
 - Went to MSD site program manager and asked for tree obstruction removal
 - MSD only cuts up tree to allow 'float out' removal
 - Creve Coeur was encouraged to piggy back on MSD construction equipment access across creek.

continued

Timeline – Creek at 13105 Dartagnan Ct. (cont)

- 2008/2009 MSD works on overflow - continued
 - Creek/valley impact was significant in that more trees died and fell as a result of MSD construction.
 - Back fill of new sewer pipe system was slightly higher in elevation than previous, resulting in a channelizing effect on the creek.
 - Turns in creek bank started eroding more on the outside of the turns, swinging wider.
- 2010 – 2018 Out of control erosion at section of creek behind 13105 Dartagnan Ct. and 13104 Gascogne Ct.
 - 2011, MSD tried to get voters to pass a stormwater initiative to help with repair cost – it failed. I think a lot of Creve Coeur staff were waiting to see if it would pass
 - Multiple calls to Robert Gunn who initially offered rock fill but then later recanted. Mr. Gunn was aware that my address was on the list of Fernridge creek problem properties that were to be addressed when budget was available.
 - Common excuse was that there was no budget. I don't know what happened to the budget that Vijay had been referencing in years past.
 - Several smaller trees disappeared around the adjoining bend.
 - On a personal note – I had several hardships during this period.
- 2019-2020 Creek bend swings wider and undercuts large mature tree, falls into creek.
 - Jason Mewes of MSD was contacted and he visited the site.
 - MSD works on discharge pipe from Gascogne Ct street drain to creek using easement access over drainage pipe. They do not stabilize bank and improperly repair pipe end outlet. (It is higher than it should be such that its discharge falls vertically which encourages erosion.)
 - Margie emails Town and Country in April 2020 to weigh in on steep bank safety issues while a new home was being constructed at 32 Muirfield upstream. Mr Perkins, Mr Heines and Mr Wohlberg of Creve Coeur were also copied in subsequent emails.
 - Encouraged residents in Creve Coeur to vote yes to Prop C Park and Storm Water initiative. It passed in the Fall elections.

continued

Timeline – Creek at 13105 Dartagnan Ct. (cont)

- 2021 Emails and phone messages to MSD are unanswered
 - Fallen tree causes massive erosion and extreme dangerous situation.
 - Creek cross section grows to 5 times the original at about 220 square feet
 - Tree in creek causes extreme turbulence due to its size and exposed root ball, which in turn creates bank indents perpendicular to the trunk. Deep recesses are somewhat hidden as they create cave like holes into side of creek bank. It is hidden from the surface and dangerous to walk over as they could collapse beneath your feet.
 - Creek's west bank at my property is entirely scoured of most vegetation and vertical drop is 10 straight down! Area behind tree root ball at turn in creek and ridge is about 16 foot vertical drop!
- 2022 Emailed Creve Coeur Ward 4 council members, 31 Jan 2022 about dangerous conditions
 - Joe Martinich replies quickly and sets up a time to come see the issue, we meet on Feb 15 about 1pm.
 - Joe concurs that the conditions are not safe and puts me in touch with Judy Campbell.
 - Questions were exchanged, pictures and measurement videos sent.
 - I was placed on the 16Mar2022 Storm Water Committee meeting agenda.

Large tree in Fernridge Creek, 13105 Dartagnan Ct.



Rw1

Current situation.



- Red line is about where the original 5 ft creek bed ran.
- Orange area is missing yard caused by erosion, about 17 feet horizontally. That represents about 692 cubic yards of damage along my property line.
- Yellow circle shows MSD attempt to repair drainage pipe. It's sticking out of the side of the bank!

There is a deep pool of water under the trunk.

Slide 9

Rw1

Ralph wasielewski, 3/10/2022

Looking Downstream



10 Foot Drop, bank cave indent, vertical drop slopes.



West bank closest to yard. Most vegetation is now stripped away. Play toys and balls will roll over this cliff!
[BallRollingFrom HouseCornerArea](#)



It's Big and Dangerous!

A short video pointing to original 5 Ft creek bed and damaged/missing property.

[5FootOriginalTo22FeetWidth](#)

My wife's Comments while I'm in the creek for requested measurements.

[10FtStaightDownWithMargieComments](#)

Who Benefits?

- All developments on the Fernridge creek watershed have already benefited. Hired consultants and studies done by Creve Coeur clearly show the city's responsibilities if they move forward with Millennium Park and other nearby developments. In 2000, 13105 Dartagnan was specifically identified as a problem spot in the development plans and it was supposed to be addressed in phase 2.
- Closer to home, all the homes that back to the ravine along Dartagnan Ct, Gascogne Dr and Gascogne Ct have water shed that crosses my property. That's 11 homes.
- Water collected and discharged in the drainage pipe seen in the pictures is much larger. It is a double wide street drain. Given the terrain, it could be collecting for sections of Gascogne Dr and Gascogne Ct. Upwards of 18 homes.

Support Documents

The following slides are images of support material that I have made reference to in the timeline slides.

Problem Properties – Estimates

A document handed out while I was attending Storm Water and Public meetings. Note that it lists my property address explicitly. (13105 Dartagnan Ct.)

City of Creve Coeur, Missouri Stormwater Questionnaire Evaluation Project Cost Estimates					
Problem Location:	Fenridge Creek - Mason to D'Artagnan Including Bellerive Estates - 680, 686, 695, 12800, 12832 Lampadaire - 12969, 12985, 12993 Ambois - 12944, 12950, 12970, 12986, 13006, 13010, 13040, 13052 D'Artagnan - 13105 Gasgogne - 753, 13103, 13119				
Problem Description:	Severe erosion and flooding along creek behind homes.				
Alternative Solutions:	#1	Clear and stabilize creek channel utilizing retaining walls, gabion baskets or grouted rip-rap.			
	#2	Provide detention upstream to control runoff rates. Stabilize existing creek conditions.			
Recommended Alternative:	#2				
NO	ITEM DESCRIPTION	QTY.	UNITS	PRICE	COST
1	Rock Blanket	26000	S.Y.	\$50.00	\$1,300,000.00
2	Excavation Class C	5850	C.Y.	\$15.00	\$87,750.00
3	Seeding	17500	S.Y.	\$2.00	\$35,000.00
4	Clearing	1	L.S.	\$75,000.00	\$75,000.00
5	Detention Basin	1	L.S.	\$500,000.00	\$500,000.00
Subtotal					\$1,997,750
Mobilization			3 %		\$59,933
Utility Relocation			20 %		\$399,550
Contingency			15 %		\$299,663
Contingency			15 %		\$299,663
Engineering			10 %		\$199,775
TOTAL ESTIMATED CAPITAL COST					\$3,256,333

Vijay Bhasin Public Published Status/Findings

The date I got this at the meeting is 16 May 2000 in my handwritten notes.

Celebrating
July Begins Fiscal year 2001



city of **CREVE COEUR**
300 N. NEW BALLAS ROAD CREVE COEUR, MISSOURI 63141
0140 432-4000 • FAX 0140 872-2339 • RELAY MO 1-800-735-2866

16 MAY 00

Public Meeting Goals

This public meeting has been called with the following goals:

- To make sure local residents are aware of this project
- To show background information gathered by Horner & Shifrin to date
- To obtain input from local residents to compliment Horner & Shifrin's gathered information. Please fill out the provided questionnaire forms and turn them in.
- To disseminate Horner & Shifrin's preliminary findings to date.
- To communicate with local residents about the potential project approaches.

16 MAY 00
1. CONDUCT FROM / DRAINAGE
IN PARK DRAINAGE

Project Description

Fernridge Creek runs through much of the western area of the City of Creve Coeur. The watershed drainage area at the point where it joins Smith Creek covers about 900 acres, and is bounded by I-270 on the east and Olive Street Road to the north. The section of Fernridge Creek studied for this project runs for approximately 4,300 feet from Mason Road to D'Artagnan Court. Upstream of the study area the City is developing a new park (Millennium Park). North of the new park, BJC Hospital is planning a new expansion.

During August of 1996, the Fernridge Creek watershed experienced a storm approximating a 100-year rainfall event (rainfall exceeded 2.83 inches in a 40 minute period). The Metropolitan St. Louis Sewer District (MSD) was requested by the City of Creve Coeur to investigate the flooding, and indicated the storm event affected thirty (30) homes. Subsequently, MSD's Creve Coeur Watershed Study, prepared as part of the District's Stormwater System Master Improvement Plan, indicated a similar number of homes affected by a 100-year storm. According to analysis by watershed simulation used in the MSD study, it was determined that four of the homes are also subject to frequent flooding by the 15-year storm event. These homes lie in the 100-year floodplain of Fernridge Creek, as delineated in FEMA maps.

The goals of this project are to confirm the extent of the flooding problem, to develop a conceptual design that will best address the flooding, and to determine if there are any erosion problems in the study area which should be included in the conceptual design.

Project Status/Preliminary Findings

Horner & Shifrin has updated the MSD stormwater simulation models to include existing watershed conditions, including the potential effects of a proposed stormwater detention basin in Millennium Park. Potential solutions to reduce flooding along Fernridge Creek have been considered. Field surveys of the study area have identified specific erosion problem areas that should be considered for inclusion in the Conceptual Design.

The City will be looking at the following approaches:

- Modeled water surface elevations during a 100-year storm event indicate that of the 30 homes originally reported by MSD, 18 homes along Fernridge Creek would have sill elevations below the water surface. The remainder of the effected homes may have flooded due to sanitary sewer back-ups. At least two of the homeowners have installed sanitary sewer backflow preventers. It may be possible to install backflow prevention to protect the remainder of these homes.
- The four homes affected by frequent flooding (15-year storm) could be protected by floodproofing.
- Construction of the proposed Millennium Park detention basin will reduce downstream water surfaces adequately to remove four homes from the 100-year flood.
- Significant additional upstream stormwater detention would be required to sufficiently protect the remainder of the affected homes from a 100-year flood. Millennium Park will not afford any detention possibility beyond that already planned to handle flow from the BJC property. Approximately 60 acre-feet of detention would need to be built on other upstream properties. However, the construction cost would be substantial, adjoining properties would be affected, and land acquisition would be necessary. This approach does not solve the flooding problem for all affected homes.
- Floodproofing of affected homes may be feasible and would be a less costly option than upstream detention, but it would be much more intrusive for those affected homeowners.
- Erosion problems were identified along the north bank of Fernridge Creek behind houses on Bellevue Estates Drive, on the south bank behind the Bellevue School, and in tributary channels near D'Artagnan Court. These erosion problems should be dealt with now while they are relatively minor, to stop them from becoming big problems which would require expensive solutions in the future.
- There are two storm sewer outfalls from Bellevue Estates Drive which should be replaced.

16 MAY 00
1. CONDUCT FROM / DRAINAGE
IN PARK DRAINAGE

MAYOR
ANNETTE KOLB MANDEL

COUNCIL MEMBERS

1ST WARD
BARRY L. GRANTZ
DAVID KREUTER

2ND WARD
SUE KROEGER
JUDY PAIS

3RD WARD
ELANOR GLOVINSKY
SAM PAGE

4TH WARD
MARTIN A. BARNHOLTZ
RICHARD J. WOLKOWITZ

CITY ADMINISTRATOR
MARK C. PERKINS

CITY CLERK
LAVERNE COLLINS

Horner & Shifrin – Rovak Response

Gene Rovak of Horner & Shifrin has sections that indicate that if Creve Coeur follows the recommendations, that his models don't expect erosion and bank deterioration. I think this ties back to Vijay Bhasin's recommendation that the city take care of the erosion issues sooner than later as the problems are in turn more expensive if they don't follow the total planned phases. (Prediction was that if the city moved forward with development without addressing the identified watershed problems, then erosion would continue to occur, costing even more, the longer it goes on unresolved.)



March 21, 2000

Mr. Vijay Bhasin, Director
Creve Coeur Department of Public Works
300 North New Ballas Rd.
Creve Coeur MO 63141-7501

Re: Fernridge Creek Project

Dear Mr. Bhasin:

I received the copy of Mr. Wasielewski's letter of March 15, 2000 regarding the creek project. His points are well taken, and in fact, parallel our work and planning efforts thus far. Let me address the items he has brought up, corresponding to his concerns and recommendations.

Concerns:

1. Cumulative effect of small watershed changes – The Creve Coeur Creek Watershed study which we (Horner & Shifrin, Inc.) performed for MSD investigated watershed response to development, and incorporated 2 and 100-year, 24-hour design storms with a watershed-specific maximum release rates (1.2 cfs/acre) to prevent property development from causing increases in stormwater discharge. The use of this release rate requires detention volume of three to five times as great as under prior rules.
2. The homes along Darlagan Court are set quite high with respect to Fernridge Creek; this reach of the stream is not a flood problem and no channel or bank changes are anticipated. Where streambank protection is required, our approach is predicated upon minimal use concrete or similar materials, concentrating instead on native materials and application of natural stream processes. We are using the firm of Intuition & Logic, a stream specialty consultant with whom we have successfully restored streams in Maryland Heights (and whom the Trustees of Bellevue Estates engaged to investigate the downstream portion of Fernridge Creek).
3. We are quite aware of the shortcomings of a piecemeal approach to watershed or stream management. I followed up from Mr. Wasielewski's letter and called Tom Montee at MODOT. While he was not familiar with the Fernridge Creek project, he was aware of the MSD watershed study. He said that MODOT's study is not far enough along for the department have any data yet, but he will advise me as soon as it is available for public release. He said that Tom Juern at Sverdrup is doing the study; Tom (Juern) and I know one another and have exchanged information before in similar circumstances.

Mr. Vijay Bhasin, P.E.
City of Creve Coeur
Page 2 of 2

Recommendations:

- A. Reduce flow entering Fernridge Creek prior to Mason Road – as you know from the coordination meetings with ourselves, City staff, the engineers for the BJC site and stormwater retention upstream of Mason Road, and the designers of Millennium Park, flow reduction was the primary topic, and we subsequently expended considerable efforts in detailed hydraulic analysis to insure that such peak flow reductions will be made, and will be effective downstream.
- B. Consider only threats to buildings and infrastructure for any bank repair – That is our intent. Erosion related efforts will be oriented toward prevention. In the case of Fernridge Creek, erosion is secondary, with flooding being the primary problem (we have dealt with many streams where the reverse is true).
- C. Regarding equipment and its use in and around the creek bed – First, we are well aware of the effects such equipment can have, and those effects are part of the project planning effort. More specifically, equipment is used only where it is needed for projects where greater damage or degradation would occur without these efforts, such as placing grade controls in streams which are incurring active downcutting.
- D. Coordination with the Highway 141 project – as discussed in #3 under "concerns", we will be exchange all plans and information with MODOT as it is developed.

I will send Mr. Wasielewski a copy of this letter, and will be happy to call him to discuss concerns prior to the stormwater committee meeting. I can also meet with him at the site, since I live only around the corner.

Sincerely,

Gene L. Rovak, P.E.

Creve Coeur Stormwater Committee
314-576-5453 grovak@hotmail.com

cc: Mr. Ralph Wasielewski 13105 Darlagan Ct.
wasielewski@aol.com Rajib.J.Wasielewski@bpeing.com

2007 Letter to Mr. Perkins CC Administrator

This was an update sent directly to the City Administrator with scanned pictures. This letter should be in Mr. Perkins file archives.

Mark Perkins
City Administrator – Creve Coeur
MPERKINS@CLCREVE-COEUR.MO.US

18 September 2007

Mr. Perkins,

First, thanks again for being present at our Ward IV Town Hall meeting.

I am Ralph Wasielewski and we talked briefly after the Town Hall meeting about the problem I am having with the erosion of the creek in my back yard. I believe it can be shown that the erosion is a direct result of run off from developments over the last 10+ years. And over the years the erosion has caused the creek to quadruple in width and at the cost of losing a safety buffer from the creek edge to the play area of the yard.

During those years I used vegetation as a natural fence. But due to the erosion the vegetation is now completely gone in some areas – making a dangerous situation since the drop off is now grown to more than 6 feet straight down. I am concerned that when my daughter has friends over that without the vegetation to stop things and people that someone is going to get hurt. And obviously due to the erosion, putting vegetation along the edge only ends up in Creve Coeur Lake!

Per your request, attached are four photos regarding the issue. (I have lots more and a movie file – but I didn't want to flood your email in Box.)

As you suggested, the immediate action should be to clear out the restrictions of fallen trees in Fern Ridge creek. In the past I have removed obstructions myself. But in this case there are two issues: (1) The trees that are causing the immediate problem are not on my property and (2) I've been informed the water is contaminated with sewage over-flow.

I would like to add that normal access easements are not through my property to the street. That is normally done between the houses at the end of the court then up through the back property lines. But I would be willing to agree to a "one time" short cut along the side yard if it helped get the blockage problem resolved.

Thanks again for your time and I am looking forward to your reply.

Sincerely,
Ralph Wasielewski
13105 Dartagnan Ct.
Creve Coeur, MO 63141
314 453-9975 (home) [two_pi_are@hotmail.com]
314 233-8485 (work) [Ralph.j.Wasielewski@hccing.com]



Wife Margie's original 2020 email about creek safety issues.

Subsequent email chain pulled in CC staff: Mr. Wohlberg, Mr. Perkins and Mr. Heines

April 22, 2020

Ms. Laura Lowell, Administrative Assistant
The City of Town & Country Municipal Center
1011 Municipal Center Drive
Town & Country, MO 63131-1101

Re: Architectural Review Board Meeting on May 4, 2020, for property located at 32 Muirfield Lane, Town & Country, MO.

Dear Ms. Lowell:

Thank you for the Notice regarding the above property. Per your instructions, this email/letter serves as going on record with specific requests/comments.

1. The property at 32 Muirfield Lane in the Town and Country Municipality owns a significant portion of a creek that is a tributary of Smith Creek.
2. The creek is unsafe and is in disrepair.
3. Creek bank erosion is causing major issues downstream such as:
 - a. The creek banks are no longer sloped but have treacherous unsafe vertical drops.
 - b. Erosion is causing trees to literally fall into the creek bed which exasperates the disrepair and unsafe conditions.
 - c. The additional erosion now allows the water flow and turbulence to increase substantially downstream, causing even further erosion to neighboring properties.
4. MSD representatives have indicated that it is the municipality's responsibility to address these issues.
5. **We request that the final review and approval of this Building Plan for 32 Muirfield Lane be officially put on hold until these concerns are addressed.**

Thank you for your attention to this matter.

Sincerely,

Ralph & Margie Wasielewski/13105 D'Artagnan Court, Creve Coeur, MO 63141
margiewasie@hotmail.com / ralphwasie@gmail.com

CC: Scott Saunders, Council Member Ward 4, City of Creve Coeur, MO

CC: Sue Baseley, Council Member Ward 4, City of Creve Coeur, MO



Jim Heines <jheines@crevecoeurmo.gov>

Fwd: Request a copy SWC meeting notes

1 message

Judy Campbell <jacampbell314@gmail.com>
To: Jim Heines <jheines@crevecoeurmo.gov>

Fri, Apr 8, 2022 at 1:01 PM

Please include this email in the SWC April packet. Thank you. Judy

----- Forwarded message -----

From: **Judy Campbell** <jacampbell314@gmail.com>

Date: Fri, Mar 18, 2022 at 11:23 AM

Subject: Re: Request a copy SWC meeting notes

To: Ralph Wasielewski <ralphwasie@gmail.com>, Jim Heines <jheines@crevecoeurmo.gov>, Laura Catalano <lauracatalano@gmail.com>, Joseph Martinich <jmartinich@crevecoeurmo.gov>, Dan Tierney <dtierney@crevecoeurmo.gov>, Tim Carney <tcarney@crevecoeurmo.gov>

Hi Ralph,

The SWC March Minutes will be prepared by the Public Works staff. I am not sure if it will be done by Jim Heines, the Director of the department, or if by the new administrative assistant. Typically, it is done before our next meeting. The SWC reviews the Minutes before approving them.

I am not sure I mentioned the Parks and Stormwater(P & SW) sales tax has not yet been collected for one year. The tax has to be shared by the Public Works and Parks Departments. As I did mention, a large portion of the stormwater (sw) tax for the FY2023-FY2024 is being allocated for securing a stormwater engineering consultant firm to do a hydrology study of our two watersheds. We feel it is crucial to have the study done before any significant stormwater projects are started. Fernridge Creek sw issues are considered a significant project as it will affect other residents and it most likely will be a long term construction process and costly. In your case, Town and Country may need to be involved. The sw engineering consultant will be providing their professional opinion regarding Fernridge Creek erosion issues.

The SWC did recognize your long term sw erosion problems and allocated a substantial amount of time for you to bring your concerns to the committee's attention. We understand that you have safety concerns. Both Joe Martinich and Dan Tierney, your Ward 4 councilmembers, will be notified of your request to have a fence installed at the back of your yard due to your safety concerns.

If there is anything else I can assist you with, please contact me. Thank you.

Judy

On Thu, Mar 17, 2022 at 9:11 AM Ralph Wasielewski <ralphwasie@gmail.com> wrote:

Hi Judy,

I am officially requesting a complete copy of the Stormwater Committee meeting notes for yesterday's meeting, 16 March 2022, in which I presented Fernridge Creek erosion and safety issues, as soon as it becomes available.

Thank you for your help.

Best regards,
Ralph Wasielewski
[13105 Dartagnan Ct, Creve Coeur, MO 63141](#)

Communication: Mr. Wasielewski is Requesting that the City Install a Fence Along the Creek on His Property. (13105 Dartagnan Ct. - Fence

Stormwater Policy Statement - Draft

City of Creve Coeur MO

Purpose: To guide Creve Coeur City Council and administrative staff regarding stormwater legislation, development planning and capital and operations budgets and expenditures.

1. Public safety and health should receive primary emphasis in prioritizing expenditure of stormwater budget and staff resources. Examples would include public infrastructure such as critical facilities and city-maintained roads. Stormwater projects that reduce ongoing operating costs or minimize public property losses should also receive high priority.
2. Stormwater mitigation projects should provide the greatest expected benefit for the expenditure required. This principle is expected to favor projects that involve multiple beneficiaries.
3. Stormwater problems that involve the likelihood of flooding of non-governmental structures should be mitigated by prioritizing habitable residences over industrial and commercial structures.
4. Private structures that lie within the FEMA Special Flood Hazard Area SFHA (100-year base flood) will be primarily eligible for stormwater emergency assistance. Private habitable structures classified as outside the FEMA Special Flood Hazard Area should be eligible for all appropriate resource assistance.
5. Construction permits for residential structures should be granted only where the elevation of the lowest occupied level is greater than 1 foot above the base flood elevation.
6. Flood-prone areas should be reserved for low loss uses such as parks, public use recreational areas or unoccupied non-residential uses such as parking and landscaping. Flood-prone areas should be designated in city's comprehensive plan and reserved through zoning.
7. Stormwater runoff from municipal and private pavements should be directed away from low-lying areas and mitigated through incorporation of stormwater detention and stormwater best practices.
8. Stormwater storage capacity should not be reduced by private or public development projects. Where storage capacity is reduced, equivalent offsets should be provided by developer.
9. The Stormwater Committee should review planned stormwater projects annually for consistency with the Stormwater Master Plan and make recommendations to the City Council regarding which projects should be retained, advanced or removed from the Capital Improvement Program.
10. Maintenance of creeks and drainages should be the responsibility of the property owner. If the City finds it in the public interest to use public funding to maintain or improve creeks or drainage facilities that cross private property, the City should expect the adjacent property owners to donate any easements required for the project and for future maintenance.

11. Cost Sharing. Construction cost of stormwater mitigation projects on private property shall be shared between City and property-owner with property owner paying one-third of the construction cost plus engineering costs such as boundary survey of project area, construction documents and construction easements and temporary laydown areas. City shall manage the work.

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7. Stormwater runoff from municipal and private pavements should be directed away from low-lying areas and mitigated through incorporation of stormwater detention and stormwater best practices.

Commented [WM1]: Combined the original #11 from below into this goal.

Commented [WM2]: Do we want the City to provide assistance to flooded homes in the flood plain? Isn't that why they have flood insurance? Is the thought here that the City will not make it a goal to protect homes within the 100-year flood plain?

Commented [WM3]: This is a requirement of Chapter 415 – Flood Hazard Control Regulations. I suggest removing this item, because it is already covered in detail in Chapter 415 and the building code.

Commented [WM4]: Much of this is already done. "Flood-prone" is somewhat subjective. The FEMA-defined floodway is the most strictly regulated zone in Creve Coeur. It is reserved for only a few uses, as defined in Chapter 415. Like #5, I suggest removing this item, because it is regulated in Chapter 415.

Areas along creeks (regardless of floodplain designation) are also protected from development by buffer zones that are defined in Chapter 430.

The comprehensive plan and zoning are the purview of the Planning and Zoning Commission.

Commented [WM5]: We cannot practically mitigate all of the runoff from our streets. Runoff must be managed in low-lying areas. The same could be said for private streets and private property.

Communication: Draft Storm Water Policy Discussion (Staff Comments)

8. Stormwater storage capacity should not be reduced by private or public development projects. Where storage capacity is reduced, equivalent offsets should be provided by developer.
9. The Stormwater Committee should review planned stormwater projects annually for consistency with the Stormwater Master Plan and make recommendations to the City Council regarding which projects should be retained, advanced or removed from the Capital Improvement Program.
10. Stormwater projects attempt to benefit the greatest number of residents.
11. Maintenance of creeks and drainages should be the responsibility of the property owner. If the City finds it in the public interest to use public funding to maintain or improve creeks or drainage facilities that cross private property, the City should expect the adjacent property owners to donate any easements required for the project and for future maintenance.
12. Cost Sharing. Construction cost of stormwater mitigation projects on private property shall be shared between City and property-owner with property owner paying one-third of the construction cost plus engineering costs such as boundary survey of project area, construction documents and construction easements and temporary laydown areas. City shall manage the work.

Commented [WM6]: Generally, this is an MSD requirement

Commented [WM7]: Prioritization by location could conflict with prioritization by benefit score (#2 above).

Commented [WM8]: This will require a new program be approved by the City Council. The parameters of such program should be carefully defined, and the City should consider a limit to the amount the City will participate year.

The City does not have the capacity to manage a program like this.

I suggest that the City consider a reimbursement program where the property owner develops a design, submits application for the program, proceeds with the work under an approved application, manages the project through completion, pays their contractor, and then submits the documents to the City for reimbursement. This would be similar to the City's sewer lateral program.



Jim Heines <jheines@crevecoeurmo.gov>

Fwd: Residents in the Floodplain

1 message

Judy Campbell <jacampbell314@gmail.com>

Fri, Apr 8, 2022 at 1:21 PM

To: Jim Heines <jheines@crevecoeurmo.gov>, Laura Catalano <lauracatalano@gmail.com>

Please include this email from Matt re CC residents in the floodplain. Have it placed before Martin's email in the packet. Thank you.

Judy

----- Forwarded message -----

From: **Matt Wohlberg** <mwohlberg@crevecoeurmo.gov>

Date: Wed, Jan 12, 2022 at 1:38 PM

Subject: Re: Residents in the Floodplain

To: Judy Campbell <jacampbell314@gmail.com>

Judy,

According to the current floodplain maps:

- 233 properties are at least partially in the floodplain
- 198 properties are partially in the floodplain, but the home is not impacted
- 35 properties have the home impacted by the floodplain

Thank you,

Matt

CITY OF CREVE COEUR

Matt Wohlberg, PE

City Engineer / Assistant Director of Public Works

Certified Floodplain Manager (CFM)

Envision Sustainability Professional (ENV SP)

300 N. New Ballas Road

Creve Coeur, MO 63141

Phone: (314) 442-2084

Fax: (314) 872-2505

www.creve-coeur.org

On Tue, Jan 11, 2022 at 2:08 PM Judy Campbell <jacampbell314@gmail.com> wrote:

Hi Matt,

Can you please find out how many residents are in the floodplain? Thanks.

Judy

If you have received this message by mistake, please notify the City of Creve Coeur IT department (it@crevecoeurmo.gov) and delete this message from your system. All email to and from the City are

checked for viruses. Although this e-mail and any attachment(s) are believed to be free of any virus, worm, or other digital illness or defect that might affect any computer system that receives and opens this message, it is the responsibility of the recipient to make sure that it is free from any virus or other defect. The City does not accept, and specifically disclaims, any responsibility or liability for any loss or damage arising from the receipt or use of this message, and any attachment(s) in any way.



Jim Heines <jheines@crevecoeurmo.gov>

Re: HBA Informtion Flood Insurance / Jefferson County Storm Water Regulations

1 message

Judy Campbell <jacampbell314@gmail.com>

Thu, Mar 31, 2022 at 12:19 PM

To: Martin Jaffe <martin.jaffe@mjaffegroup.com>

Cc: Jim Heines <jheines@crevecoeurmo.gov>, Laura Catalano <lauracatalano@gmail.com>

Hi Martin,

This is of interest! I will put this on the April agenda so that all SWC members are aware of this latest update.

Thanks!

Judy

On Thu, Mar 31, 2022 at 8:52 AM Martin Jaffe <martin.jaffe@mjaffegroup.com> wrote:

Jim: The following is new information I received from STL HBA. Hope it is of interest. Hopefully we had no problems in the rains yesterday.

Update on Flood Insurance

On March 14, 2022, U.S. Senators Bill Cassidy (R-LA) and Kirsten Gillibrand (D-NY) introduced the Flood Insurance Pricing Transparency Act, legislation that requires the Federal Emergency Management Agency (FEMA) to publish the formulas used to calculate mitigation credits for policyholders under Risk Rating 2.0. The bill also requires FEMA to release a toolkit that could be used to estimate the cost of insurance for new construction without compromising proprietary information. The National Association of Home Builders (NAHB) supports this legislation.

The second phase of the transition to the FEMA Risk Rating 2.0 begins on April 1, 2022, when homeowners who currently have flood insurance will begin to see the revised rates as their policies are renewed.

FEMA is transforming the way it calculates premiums for flood insurance policies that are made available under the National Flood Insurance Program (NFIP) so that they better reflect the actual risks properties face. Instead of relying on the Flood Insurance Rate Maps to determine a home's risk, the new process will factor in details that are specific to each home, such as elevation, distance to flooding source, and cost to rebuild. As a result, some rates will go up, and some rates will do down.

To date, it has been difficult to fully understand what the new process might mean for any given property, as FEMA has provided little guidance regarding how base rates will be calculated or how credits for elevation or other mitigation measures will be reflected in final premiums. These uncertainties could play a big role in home purchase decisions; if rate changes are steep, it could adversely impact some sales.

Importantly, there other aspects of the NFIP that are not changing under Risk Rating 2.0 and may provide some relief. Rate caps, certain premium discounts, and the ability to transfer policy discounts to new homeowners, for example, can minimize policy costs. Finally, Congress will also have an

Communication: Jefferson County Storm Water Regulations (Judy Campbell) (Flood Insurance (Judy Campbell))

opportunity to tailor an approach to affordability when it considers reauthorizing and reforming the NFIP, which expires at the end of September 2022.

Jefferson County Council Adopts Updated Stormwater Regulations

On Monday, March 14, 2022, the Jefferson County Council unanimously passed Bill No. 22-0248, which pertains to sediment and erosion control and design criteria for stormwater management. Prior to legislation being presented to the county council, the HBA was consulted and given the opportunity to weigh in on the proposed regulations.

This legislation addresses detention basin sizing, institutes channel protection volume, and places stream buffers within future developments into dedicated conservation easements. Although this legislation will require more stormwater to be detained onsite and released at a slower rate of speed than currently required, the HBA had several discussions with county staff regarding the rationale for this decision. Additionally, although channel protection is not currently required in Jefferson County, the HBA has worked with county staff to better understand this requirement and is supportive of the variance language added due to the unique topography in the county. Finally, the requirement that stream buffers in future developments be dedicated in conservation easements to be recorded on the plats of the developments is agreeable to the HBA, and we thank Jefferson County for accepting HBA input on uniform script for the plats.

It is the HBA's hope that county staff will work with developers to ensure implementation will be feasible and as cost-effective as possible. This bill will go into effect in mid-April. For a copy of the bill and the corresponding exhibit, contact [Emily Schwartze Post](#).

Thanks,
Martin

Martin Jaffe

M. Jaffe Group

PO Box 410029

St. Louis, Mo. 63141-0029

(314) 367-5650

Martin_Jaffe- Skype

Martin.Jaffe@mjaffegroup.com

www.Urban-Dwellers.com

Communication: Jefferson County Storm Water Regulations (Judy Campbell) (Flood Insurance (Judy Campbell))