

# Storm Water Management Advisory Board Minutes

from meeting held on Tuesday June 18, 2024

**Present:** Nefi M. Garza, Rodolfo Munoz, Kelsey Ann Krueger, Debbie Reid, Jennifer Ramos, Peter Onofre, Bernardino N. Villasenor, Roger Andrade, Bianca Maldonado, John Gilbert Hafernck Jr. and Patrice Melancon.

**Absent:** Suzanne Brennan Scott

**Staff:** Razi Hosseini, Victoria Escobedo, Sabrina Santiago, Nicolas Olivier, Haley Taylor and Mario Hune

**In Attendance:** Barbara Wittee-Howell, Mikel Wilkins, Christopher Fullerton, and Giancarlo Villarreal

Minutes for the meeting on May 21, 2024 were approved as amended. Motion by Bianca Maldonado and seconded by Debbie Reid.

Nefi Garza introduced Razi Hosseini to open the meeting. Robert Reyna was no longer with COSA. The City Manager's Office is working on the interim appointment to fill this vacancy and advertise for the position. Razi shared that he is looking for input and communication.

Bianca Maldonado asked if this was a request for improving communication. Razi shared that was one of the meeting's topics.

## Staff Presentation

Nefi introduced Sabrina Santiago to present the item on Storm Water Codes and Regulations.

The City's Codes are on a five-year review cycle and discussed the process for submitting proposed changes to the Unified Development Code. Nefi asked Sabrina to provide an example and responded with proposed changes to LID.

Bianca shared another example from CPS Energy seeking exemptions from FILO. Sabrina shared that staff was not supportive of this submission. FILO is an option and CPS Energy can choose to provide detention.

Sabrina continued to discuss the process of a code amendment. After staff review, the requests go to the Planning and Technical Advisory Committee (PTAC), Planning Commission and finally to City Council for approval.

Peter Onofre asked if there were requests to change the tree ordinance. Sabrina shared that there had been requests, but they did not make it through the process.

Sabrina continued with the 2022 Amendments that covered major changes for Storm Water that were approved by Council. They included Appendix H, Ch. 4- Adverse Impact Analysis-no longer 2,000 ft; Appendix H, Ch. 9- Shear Stress for channel design; Appendix H, Ch. 13-Detention Pond design; and Appendix F, Sec. 35-F126-Substantial Damage/Substantial Improvements.

Sabrina moved on to discuss mandatory detention area within the City and Extra Territorial Jurisdiction (ETJ) boundaries. There are steps being taken to update the map based on new developments and completed storm water related projects. Nefi expressed support for mandatory detention and the

importance of documenting the reasons why areas are included or removed as the areas are changed and/or amended.

Patrice Melancon asked about TxDOT's submission of impacts related to their projects. Bianca mentioned the Loop 410 and IH-10 impact on her area. Nefi and staff shared that TxDOT is a state entity and does not follow municipal ordinances. They do share some information about the potential impacts, but not to the level that is required.

Sabrina discussed easement. The presentation covered COSA; builder/developer and private easements and their maintenance responsibilities. COSA does require an additional 15 feet of drainage right of way to allow for maintenance of the drainage easement after construction. Drainage ROW was popular on plats filed prior to 2005 for existing drainage issues.

The new mapping and code amendments received praise from Brian Bartley with FEMA Region 6 and lead to the city receiving the John Ivey Higher Standard's award by the Texas Floodplain Management Association in 2023.

Nefi asked if there were any questions about the information provided. Peter asked if there were any issues with CPS Energy. Sabrina shared the utility partners have some waivers and limited reviews. Razi also shared that COSA complies with the City Codes for all projects including bond projects.

Bianca shared an observation about a disconnect between Development Services Department and Storm Water Department regarding flood plain development permits. Sabrina responded to this observation and shared that has changed when the Accella system came online as part of the Build SA process system.

Nefi shared that one thing that was not brought up was the engineers and developers have deadlines to review plats and plans and staff has done a great job. Rudy Munoz asked is COSA used a third party in flood management for permit reviews. Razi shared that they use staff augmentation, and it is very expensive.

Mario introduced Nicolas Olivier with the Public Works Communications to brief the SWMAB on Public Works efforts to improve communication with residents and businesses impacted by projects. Nick presented the engagement plan. Public Works Department has implemented a communications and public engagement plan. All direct communications about the projects include the scope of the work, the planned duration of the project, and the contact information for the project. The level of communication coincides with the longevity and impact to the construction area.

Nefi asked what the longevity was for most storm water projects. Victoria Escobedo shared that most projects fall within the 12 plus months range.

Peter asked about the Marbach Bond project, how would business impacted by the project be eligible for grants and would that be expedited? Razi responded that there is shared importance between all impacted by a project and the struggles to deliver the projects within budget and on time.

A discussion on business incentives ensued both against and for grant funds for impacted businesses. Victoria shared that the Economic Development Department has a business tool kit to assist small businesses. Razi also mentions that the grant process is based on demonstrated losses. There are examples that many small businesses will either refuse to provide their financial records or are unable to demonstrate the loss has a direct correlation to the construction project.

Mario shared the efforts of the Remember the River campaign and Adopt a Spot program. Nefi added that these programs were required and emphasized their importance to the MS 4 permit.

Victoria discussed the department's efforts to attend neighborhood meetings to discuss ongoing storm water related issue, upcoming, and/or ongoing projects.

Vitoria discussed the importance of 311 to report storm water issues. There have been recent improvements to get storm water related issues to the right department to improve responses to those reported issues.

Debbie Reid and Bianca shared some concerns and past issues with 311. Victoria and Mario emphasized the importance of using the system and providing as much detail as possible. Other ways of reporting issues through 311 include online submissions and using the 311 app.

Nefi called on each board member for questions.

Kelsey Krueger asked what the processes and procedures are to enforce the storm water codes. Sabrina provided a high-level response. Nefi then asked if this could be a topic for a future meeting.

Kelsey also asked about illegal fill areas, how big are these issues and what are their locations, are there construction restrictions on these areas. Roger Andrade shared that he was aware of a potential issue related to the lower French Creek/Leon Creek project. Mario asked that he forward that concern to submit it to the correct team to respond.

Rudy asked about staffing and how the board could help with resources.

Bianca asked that staff share the budget requests for improvements in the FY 2025 budget so the board members can advocate for the improvements. She also asked if development flood plain permit outreach could be better. Emphasized the need for coordination between Streets and Storm Water in designing reconstruction projects on the IMP.

Roger shared a call about a project on Low Bid.

Peter thanked staff for the presentation.

Nefi reminded the board members to share the minutes and information from these meetings with their respective council offices.

**Meeting Adjourned 7:50 pm**