



ST. LOUIS BOMBERS RUGBY CLUB

ESTABLISHED 1962 - A 501(C)3 CHARITABLE ORGANIZATION

Honorable Pat Fribis
City Hall
Sunset Hills, Mo

November 4, 2020

Re: Bombers Rugby Park

Dear Mayor Fribis,

As you requested at the meeting on September 18, 2020, representatives of the St. Louis Bombers Rugby Club recently spoke with City of Sunset Hills representative, Mr. Bryson Baker, regarding the matter of the traffic study. Mr. Baker, we understand, in turn consulted with Mr. Lee Cannon, the City's traffic engineer on the matter. The conclusion reached by them is that the traffic study was destined to fail from its inception, as it was impossible to achieve a level D at the Watson/Gravois intersection when the intersection was already at an E and F level. There was, improperly and unlawfully, never any expectation of its passing. To put the dispute in context, you may recall at the same meeting it was observed by the engineers that given the current E and F level at the subject intersection, a snow cone stand would also fail the traffic study and, thus, be impermissible.

We also recall at the recent hearing, you stated it was not your intent to propose a condition that could not be met. Nonetheless, that is what occurred and we find ourselves at an impasse that demands a resolution now. Moreover, aside from what appears to be an unintentional and illegal condition imposed on the traffic study, which study is outside the terms of the lease and not required, the Bombers have been unnecessarily delayed in readying the pitches in violation of the lease, having expended over \$60,000 in cost.

We previously put the City on notice as to the many flaws in the traffic study, and in particular the errors realized in Tables 1 and 3. For your convenience we attach the letter sent to then City Administrator Mr. Eric Sterman and Mr. Baker. Among the failures, the traffic engineer neglected to use the correct data provided by the Bombers as required by the agreement. The City has not disagreed with our observations and findings. Even so, we remind the study only intended to present the worst-case scenario, and concedes, "*It should be noted that many weeknights and most weekends may not have any activity at the proposed park.*",

and that, "much of the rugby traffic will occur during off-peak times and will not have a significant impact on the surrounding roadway system, if left unrestricted."

In the meantime, while we patiently await a proper and lawful resolution, we come to find the City recently entertained a disc golf event in Bander Park involving hundreds of vehicles coming and going, and note there are near 40 golf tournaments annually at Tapawingo involving hundreds of golfers and vehicles at each, and a banquet facility that entertains tens of thousands and their vehicles throughout the year. Given the resultant traffic that flows from these events, we wonder about the sincerity of the City and its alleged traffic concerns involving the limited rugby traffic occurring almost entirely during non-peak hours.

The Bombers have timely complied with all City requirements, and no one has said otherwise. Respectfully, the time to fix this problem is long overdue, and the improper and illegal traffic condition must be removed.

Respectfully,

Ron Laszewski
St. Louis Bombers Rugby Club