

MINUTES OF THE SUNSET HILLS

PUBLIC WORKS COMMITTEE

TUESDAY, APRIL 10, 2007

The City of Sunset Hills Public Works Committee met Tuesday, April 10, 2007 in the Public Works Conference Room. The meeting convened early at 7:07 p.m.

Present: Alderman Lynn Flowers
Alderman Frank Hardy
Alderman John Littlefield
City Engineer Anne C. Lamitola
Assistant City Engineer Wes Searcy

Absent: Alderman Donald Parker

Also in attendance were Mr. Chris Boyd and Ms. Jan Webb of Cole and Associates.

APPROVAL OF THE MINUTES

Copies of the Minutes of the March 6, 2007 meeting were distributed to the members for their review. The members unanimously approved the Minutes as submitted.

UPDATE ON HILL TOP DRIVE PROJECT

- A) 4-Way stop at Leebur & Hilltop
- B) Discussion of Easement Acquisition

Mr. Boyd stated that Cole & Associates has 28 of the easements secured. He stated that one will likely be accomplished by a license that City Attorney, Bob Jones drafted. Mr. Boyd also stated that a pre-construction meeting was held with the contractor and all affected utilities. Most utilities should be started in the next two weeks. Mr. Boyd stated that Ameren UE should be here in about 4 weeks for 7 poles. He added that they will be replacing some other poles in the project area for maintenance reasons.

Mr. Flowers stated that he heard there was a question regarding the size of the poles. Mr. Boyd responded that most will be larger to accommodate communication related utilities on these poles. Laclede Gas will be replacing their main from basically Gravois to station 28+60. Mr. Flowers asked if all relocations were the responsibility of the utility. Mr. Boyd responded that as long as they are located within a right of way, the utility bears the cost. He stated that one possible problem is the water line that was shown to be in an easement. Mr. Boyd stated this question was posed to the engineer for Missouri American Water (MAW) for an area close to Leebur and he responded that the waterline was indeed within right of way.

Mr. Hardy commented that he saw where MAW was not in attendance for the pre-construction meeting. He asked if MAW was being cooperative. Mr. Boyd responded affirmatively. He added that they should be mobilized in a couple of weeks.

Mr. Hardy asked the same question about Charter Cable. Mr. Boyd stated that they will basically follow Ameren UE's work.

Mr. Hardy asked about AT&T. Mr. Boyd responded that most of their lines are buried in the areas of this project. Ms. Webb added that Steve Poskin of Gershenson said that he is concerned about some possible phone conflicts. She said that Mr. Poskin is in contact with the phone company representative.

Mr. Boyd commented that the project should be wrapping up before school starts in the fall. He detailed that curbs should be back in place and at least the base asphalt, which should help school traffic.

Mr. Hardy asked about driveway interruptions. Mr. Boyd responded that some of the length of the project should be reduced with the application of a slip form concrete curb machine, but there will be some inconvenience with driveway access.

Mr. Hardy asked about the impact to trees for Mr. Peters at 11959 Lombardy. Mr. Boyd responded that he could put a note in the drawings to try to save them, but they may not survive and the resident indicates that he understands the trees will most likely be impacted, if not simply removed.

Mr. Boyd asked Mrs. Lamitola if he should cover a storm sewer redesign on Lombardy. Mrs. Lamitola indicated that in order to get an easement from Mr. Peters on Lombardy, we will need to do a storm sewer addition to the project that should cost about \$6,000 to accomplish. She said this will take care of a water standing issue in front of this lot on Lombardy by Mr. Peters' driveway entrance. Mrs. Lamitola stated that this is within the contingency amount for the project. Mr. Boyd added that this change was sent to the utility companies for their review too.

Mr. Boyd summarized that the project is now basically with the utility companies to accomplish their relocations. He stated that the contractor is now involved and working in concert to push the utilities along. Mrs. Lamitola advised that the City sent out a letter last week to the utilities to help move the utility companies along too.

Mrs. Lamitola expressed concern about the water main close to Leebur and whether it is actually within the right of way. She added that if it is within the easement, any relocation cost would be borne by the City. Mr. Boyd said that Cole's survey on the area shows this line to be within the right of way, but we won't know until the waterline is uncovered.

The Committee thanked Ms. Webb and Mr. Boyd for their attendance and left the meeting at 7:27 p.m.

ROOF REPAIR & PLAZA RENOVATIONS

Mr. Flowers asked who AT Engineering was and how did the City find out about them. Mrs. Lamitola responded that they were simply a bidder who came in the lowest.

Mr. Hardy asked how much their bid was. Mrs. Lamitola responded they bid \$73,000 and added that this number will go lower as the architect now wants a 3 tab roof versus the architectural shingle proposed in this bid. She stated she was waiting on a revised proposal from AT Engineering who is checking with his roofer for this. Ms. Lamitola detailed that so far she only has a proposal from AT Engineering. She stated that we need their Certificate of Insurance and other documents to get this project going.

Mr. Littlefield asked about the other proposals. Mrs. Lamitola stated that one was from Republic Roofing who bid \$92,750 for the flat and raised roof sections. She said that gutters

were another \$3,000 and the electric \$1,600, putting this over the approved budget. Mrs. Lamitola stated that the third proposal was from Kirberg Roofing for \$88,034.

Mr. Littlefield asked if we checked out AT Engineering. Mrs. Lamitola stated that AT Engineering was basically an engineer who is providing construction management of this project. She detailed that he is using other contractors to compile his bid. Mrs. Lamitola stated that she did not know how he was cheapest, but commented that his fee is in the total. She stated that she asked AT Engineering about his relationship with his contractors and he responded that they are not subs, but individual contractors he will coordinate. Mrs. Lamitola stated that AT Engineering detailed what they are mostly union contractors except for the electrician who will pay Prevailing Wage.

Mr. Littlefield asked who was responsible for insurance and other issues. Mrs. Lamitola responded that AT Engineering is providing a Certificate of Insurance and the City will be named as the "co-insured." Mr. Littlefield asked if this was from AT Engineering. Mrs. Lamitola responded affirmatively. She stated that the other issue was bonding and the Mayor worked this out with Bob Jones in the form of a cash bond.

Mr. Littlefield commented that there are not a lot of union roofers, but plenty of union electricians. He stated that this situation is unusual for the St. Louis area. Mr. Hardy asked if there will be a problem for the union contractors to work with a non-union electrician. Mrs. Lamitola stated that AT Engineering does not anticipate a problem, as each contractor knows who will be working on the job and the amount of the electrical work is quite small. Mrs. Lamitola stated that she covered conduit specified for the electrician. Mr. Hardy stated he was mainly concerned about the reaction of the union workers with a non-union electrician. Mrs. Lamitola responded that she is confident this will not be a problem.

Mr. Hardy asked about the non-paved product in the Christner proposal. Mrs. Lamitola stated that it was basically stamped concrete to replace the pavers that were found to be unavailable per the Historical Commission contact, Joyce Franklin.

Mr. Littlefield suggested recommending approval of the AT Engineering bid as a not to exceed number of \$73,000. The committee agreed.

Mrs. Lamitola went over the revised Christner proposal. Mr. Flowers pointedly asked if this wasn't already approved by the Board of Aldermen. Mrs. Lamitola responded that this was correct, but the granite stones were not available. She said that in order to accommodate other issues like signage and board room trim, she tried to make up for the lost cost for the lack of the granite placement via the revised proposal.

Mr. Littlefield commented that it appeared the proposal missed a page. Mrs. Lamitola apologized as this was correct. Mr. Searcy made copies of the missing page for all in attendance.

Mr. Flowers commented that the lights were lacking out front.

Mrs. Lamitola explained that the sign revisions will re-label the Public Works garage to "Street Department."

UPDATE OF WEBER HILL ROAD ISSUES

Mrs. Lamitola went over the chart she provided in the packet. She stated that Mr. Searcy contacted JR Grimes to re-establish the survey markers lost in the construction for 12864 and 12863 Weber Hill. Mr. Flowers asked where these surveying issues came from. Mr. Searcy stated that these were known from the time of construction that they needed to be re-established.

Mrs. Lamitola then covered the issues regarding the Kloxin landscaping at 12862 Weber Hill. She stated that Gerald Brown and the Parks Department will be doing some landscaping per the direction of the Mayor. Mrs. Lamitola stated that they are meeting with residents and will be putting in some trees along this road. She stated that since she knew this was going to take place, she would see if she could accomplish some of the landscaping issues like the Kloxin's with this work. Mr. Flowers asked if the Kloxin issue was new. Mr. Searcy responded negatively that this was known from day one. Mrs. Lamitola stated that Mr. Kloxin only got one bid in excess of \$11,000 and she thought this was excessive. She stated that Gerald Brown met with the owner and is apparently making progress. Mrs. Lamitola stated that Mr. Kloxin wants a versatile wall to replace some old timbers and some lava rock that was apparently here before construction. Mrs. Lamitola suggested that the City should only be held responsible for what was disturbed.

Mr. Hardy stated that he met with the Kloxin's at least twice on site and he recalled that there were notes taken. At first, Mr. Searcy couldn't recall these notes, but then realized that there were some but they were filed away in the project file. Mrs. Lamitola asked everyone to let her proceed with the issue. All agreed.

Mrs. Lamitola moved onto the Ringus issues at 12862 Weber Hill. She asked for Mr. Searcy's input. Mr. Searcy stated that he drove by this property yesterday and agreed with the need to realign the asphalt curb as the approach is about 6" narrower. The City has already improved this driveway approach substantially. Mr. Searcy stated that moving the drain would be costly and not improve anything. He stated that the drain is within the street right of way and the City is being told by a private property owner how to design and properly maintain property that is technically not his jurisdiction. Mr. Searcy stated that we can remove the hood and re-do the curbing in-house to fix the problem if we would be allowed to do so. Mrs. Lamitola agreed with Mr. Searcy's basic assessment of the issues here and added that Mr. Ringus does not want to talk to City Staff, that he is basically tired and will only talk to either his Aldermen or an attorney. She stated that he tried to set up a meeting between Mr. Ringus and the Ward 4 aldermen, but found out later that he is actually located within Ward 1. Mr. Hardy stated that he tried to set up a meeting with Mr. Ringus. Mrs. Lamitola reiterated that moving this drain is not the answer. Mr. Hardy commented that a driveway approach drain similar to this one is located just down from this driveway in front of the Kloxin house. He warned that if the Ringus drain is eventually moved, we could expect the same issue to come up at 12864 Weber Hill. Mr. Flowers commented that Mike Pratt advised the committee that eventually the city will have projects that will have to end. Mr. Hardy stated that hopefully a meeting with Mr. Ringus will help this problem along.

Mrs. Lamitola moved the discussion along to the Behrens drainage issue at 12755 Weber Hill. She stated that our in-house crew constructed berms with seed mats. Mrs. Lamitola stated that the driveway apron bids came in today. She stated that she lumped two other properties (12722 & 12830) in on this bid. Mrs. Lamitola stated that the low bid was about \$15,500.

Mr. Hardy asked if the berms were ok or if we should have placed sod. Mrs. Lamitola suggested against sod as the neighbors will see this.

Mr. Flowers asked about Mr. Hansen getting sod for his berm. Mrs. Lamitola responded that this was specifically requested. Mr. Searcy stated that he does not agree with Mr. Hansen's assessment as this is a long standing issue between him and his neighbor. He questioned how the water would be getting outside of a 6" vertical curb. Mrs. Lamitola responded that an unnecessary curb cut just above Mr. Hansen seems to be problematic here. Mr. Searcy stated that there was a whistle that had to be done to get the TCE signed by the McCracken's. Mr. Searcy detailed that even with a driveway apron there is still 3" of curb height to the ramp. He stated that Mr. Hansen has had longstanding issues with the McCracken's and he recalled that one of them was a storm water issue that he is now trying to get the City to resolve for him via this berm. Mrs. Lamitola stated that the cost for this berm is not excessive since we can get it

done in-house and this issue will go away. The committee agreed with Mrs. Lamitola's approach to the issue.

Mrs. Lamitola moved the discussion along to 12830 Weber Hill for the Whissler household. She stated that he left a fairly stern message with the resident who will not sign the TCE to rework this driveway approach. She stated that she told him that he will get a new driveway, we will replace his tree but he would not sign the TCE as he wants more wall work.

Mr. Hardy asked why an arborist was not being consulted as instructed by the Public Works Committee. Mrs. Lamitola stated that an arborist was not needed here, that she has enough knowledge on the subject to make this decision.

Mr. Flowers asked if we got bids for this work. Mrs. Lamitola responded affirmatively and that our Hilltop contractor, Gershenson got it. She also stated that the third bid was Benz-Parks.

Mrs. Lamitola reported that 12719 Weber Hill can be checked off as Mr. Burkley is satisfied with the berm here.

Mrs. Lamitola moved along to 12722 Weber Hill, the Conboy residence. She stated that the in-house crew is doing some minor grading on either side of this house. Mr. Flowers stated that these appeared to be long standing issues before this road project. Mr. Searcy agreed. Mrs. Lamitola gave the same response as the Hansen issue covered earlier. The committee agreed with this approach. Mr. Searcy commented that the driveway approaches for 12722 Weber Hill will be the third such concrete approach replacement approved by this resident during the course of this project. Mr. Hardy asked if the department was getting release forms signed after the work is completed on these issues. Mrs. Lamitola responded negatively, but we might consider them.

Mrs. Lamitola stated that 9801 Eagle Hill, the Koenig property is mostly complete. She detailed that most of the problem here was with rocks in the area close to the pavement. She stated that we did this in-house. Mrs. Lamitola stated that we redressed a berm between this property at 12722 Weber Hill to the rear and we are essentially done here minus seed matting. Mr. Searcy reported he viewed this area today and the straw mat was in place. Mrs. Lamitola responded to the committee that this issue could be dropped off the list.

Mrs. Lamitola moved on to the property at 12528 Weber Hill, the Merriman household. She reported that we have an in-house solution to this issue. We are going to grade the channel and rip rap along this property. Mr. Hardy questioned the use of rip rap. Mr. Searcy responded that rip rap was 4-6" rock that is basically blasted out at the quarry and not run through their crusher mills to make finer grades of gravel and minus. He stated that this is a good application for this channel. Mr. Hardy questioned why we were not going to place masonry mat here. Mrs. Lamitola responded that this is more cost effective. Mr. Searcy added that rip-rap is an industry standard application to these types of issues.

Mrs. Lamitola moved on to 12505 Weber Hill, the Shormas household. She stated that the area inlet is being designed by Burns & McDonnell. Mrs. Lamitola stated that Cole surveyed the area and is trying to get some data from JR Grimes to merge things together with what they found in the field. She stated that the design will cost \$2,500 and then there will be the cost for construction after review and approval by MSD. Mr. Littlefield asked if Mr. Shormas was informed of the time involved. Mrs. Lamitola stated that Bob Riggs talked to him. Mr. Hardy suggested the application of orange fence here. Mrs. Lamitola stated she would see to this.

Mrs. Lamitola stated that Mr. Searcy took off the amount of fencing needed for developed and undeveloped properties.

Mr. Flowers recommended removing some levels of bricks on some walls to get them under the 4' criteria for requiring fencing.

There was substantial discussion regarding liabilities, redesign and possible solutions. The committee recommended the straight black anodized aluminum as a solution to the liability issue after consultation between Mrs. Lamitola and the City Attorney on the subject.

Mrs. Lamitola stated that Mr. Searcy has coordinated the Nature Rail close to 12904 Weber Hill should happen soon. Mr. Searcy stated he would contact Collins & Herman tomorrow to get a status update on this issue.

OLD GRAVOIS BRIDGE

Mrs. Lamitola went over what she had in the packet. She stated that Congressman Akin is allocating \$182,000 to supply design services to get this project moving.

Mr. Hardy asked about the maintenance issue. Mrs. Lamitola responded that this was part of an every two year inspection program. She stated that St. Louis County did the emergency repair. Mr. Flowers asked what the permanent repair was for this. Ms. Lamitola stated that suggestion or design will come out of a study from a fracture critical inspection that is underway. She stated that the problem is on our side and we are being asked to pay for this. Mr. Littlefield commented that the bridge is shared and whole item for all parties regardless of the location of a problem to the bridge and costs will be shared accordingly. Mr. Searcy asked Mrs. Lamitola if the committee should be briefed on Bob Jones' opinion. Mrs. Lamitola stated that Bob Jones suggested closing the bridge and not paying a dime for any repair. Mr. Searcy commented that this tact would prove effective on getting all parties to the table to devise a strategy on what to do in the long term regarding this bridge. Mrs. Lamitola stated that the next step is for the mayors of Fenton and Sunset Hills to move this up the political food chain for funding.

Mrs. Lamitola stated that the Cochran's feasibility study was reportedly successful in getting general funding. She stated that they want to get started on the design. Mrs. Lamitola went over a 2 page cost estimate for this project. She pointed out that the Cochran's fee of \$83,996 is not a part of the federal funding.

Mr. Hardy pointed out that the bridge has a 20' deck and we discussed a 36' deck in a meeting on this subject some time ago.

Mr. Littlefield asked what happens to the Cochran proposal if the bridge is shut down. Mrs. Lamitola responded that the funds have been approved. Mr. Searcy pointed out that such projects do merit on the basis of connectivity and this would be a major sticking point if this bridge were closed. Mrs. Lamitola stated that this is an unapproved project irrespective of the status of the bridge. Mr. Littlefield asked what would happen if we did not move forward with this. Mrs. Lamitola stated that it would be viewed in a very negative way since this is the City's first request to such a funding mechanism to then simply decide not to move forward for whatever reason.

Mrs. Lamitola stated that Cochran did include \$45,000 for construction inspection and we would need to address whether we would want to continue to have outside construction management such as what we are doing on Hilltop with Cole & Associates. Mr. Flowers asked if we had the expertise to monitor a bridge project like this. Mrs. Lamitola stated she is still assessing the capabilities of the Public Works Department.

PROPERTY MAINTENANCE IN SUNSET MANOR

Mrs. Lamitola turned this over to Mr. Searcy. Mr. Searcy simply commented that we are down to 21 non-compliant properties. Mr. Flowers asked how many were owner occupied. Mr. Searcy asked Mr. Hardy for a copy of a report that was generated in the day. He determined that

six were owner occupied. The committee discussed the report from Development Strategies. Mr. Hardy stated this report is still in Committee and is incomplete. Mr. Searcy stated that he continues to work with all the non-compliant property owners and really only considers 8 of the remaining 21 properties be to be essentially lost causes. He stated that outside 116 Monica who is seeking a loan to improve his property, all of them are slated to be complete in about 1 week from recent phone calls. He said that the owner of 116 Monica is a City resident and says he hopes to have things done in about a month.

ANY OTHER MATTERS DEEMED APPROPRIATE

Mrs. Lamitola asked if the Public Works Committee can meet before the Board meeting again in lieu of a separate night. There was discussion for and against this idea. The issue of time was of most concern. Mr. Searcy suggested allowing Mrs. Lamitola to run the meetings to see if this would expedite the process. The committee decided to leave the separate meeting night for one more month to see if the meeting can be completed within 1 ½ hours.

Mr. Littlefield asked about the MSD storm water for behind Richview. Mrs. Lamitola stated she was not aware of the issue. Mr. Littlefield stated he was not sure if this was submitted and responded to by MSD yet. Mrs. Lamitola responded that she would look into this issue.

Mr. Flowers asked if we have storm water projects planned now that Proposition P passed. He commented that since the City will now have some money to apply to this effort, we need to prioritize the projects we are going to do.

Mr. Flowers asked about the comparison study of the fees currently being charged by the City. Mrs. Lamitola reported that this will be going to the Board of Alderman on April 24th.

The meeting adjourned at 9:20 p.m.

Anne C. Lamitola, P.E.
City Engineer