

MINUTES OF THE CITY OF SUNSET HILLS

PUBLIC WORKS COMMITTEE

FEBRUARY 3, 2022

The City of Sunset Hills Public Works Committee met Thursday, February 3, 2022 at 4:00 P.M. via Zoom.

Roll Call.

Present:

Cathy Friedmann - Chairman, Alderman Ward III

Casey Wong - Alderman Ward II

Fred Daues – Alderman Ward IV

Bryson Baker - City Engineer/Director of Public Works

Absent:

Joe Stewart - Alderman Ward I

Also Present:

Ann McMunn – Alderman Ward I

Brittany Gillett – City Administrator

1. Approval of Minutes from January 6, 2022

Alderman Daues made a motion to approve the minutes as submitted. Alderman Wong seconded the motion and it was unanimously approved.

2. Citizen Comments

There were no citizen comments.

3. Project Updates

- Bass Pro Shops – Access

Mr. Baker showed the updated site plan for the Lindbergh Boulevard access to the site, reflecting the Planning and Zoning Commission's comments. He stated the conflicting parking area will be removed and the entrance area will be widened.

Alderman Daues asked if there would be four lanes.

Mr. Baker stated there would be five lanes.

Alderman Wong asked if they thought about widening the exit lanes.

Mr. Baker stated the lanes cannot be moved because they have to line up with the Sunset Hills Plaza lanes, across the intersection.

Alderman Wong asked about widening the lane leading up to the exit, by the Longhorn Steakhouse entrance.

Mr. Baker stated Longhorn Steakhouse has their own agreement for the way that area is set up, since it is legally their parcel.

Alderman Friedmann suggested eliminating the ten parking spaces at the beginning of the exit lane to make room for another lane.

Mr. Baker stated that can be addressed, but they would still have to disturb Longhorn Steakhouse's property.

Alderman Daues suggested using some of the new green space to the south, to widen the entire area.

Mr. Baker stated that is an option their engineer could address.

Alderman Wong stated they may have to move the signals, but it would help with the congestion. He asked how the Commission responded to the proposal.

Mr. Baker stated the Commission had already recommended approval, so no new recommendations were made. All of their recommendations for the intersection were addressed within the new plan.

Alderman Daues stated the lanes narrow dramatically. Widening at the green space area could alleviate congestion.

Mr. Baker stated he could pass the suggestions along. Losing some green space should not be an issue.

Alderman Wong asked about a right turn stacking lane, coming into the development from northbound Lindbergh Boulevard.

Mr. Baker stated that area was not a concern for the developer.

Alderman Daues asked if the traffic signal is the issue in trying to reconfigure the intersection.

Mr. Baker stated the issue is that the developer and the traffic study show that the development will work fine the way it is. They have not even looked at moving the traffic signals. Missouri Department of Transportation (MoDOT) would require the developer to pay for any costs associated with changing the traffic signals.

Alderman Daues asked if there would be any benefit to moving the traffic signals.

Mr. Baker stated there may not be enough benefit compared to the cost. To move the traffic signals, the entire intersection would have to be moved, which is very costly.

Alderman Friedmann asked what the benefit would be to moving the traffic signals.

Mr. Baker stated it would provide more stacking lanes. Shifting the lanes to the south may create an unimpeded right turn lane, exiting the development.

Mr. Daues asked how much it may cost to reconfigure the intersection.

Mr. Baker stated no less than \$500,000.

Alderman Friedmann asked if the change would be more for functionality or safety.

Mr. Baker stated it would be more for convenience.

Alderman Daues suggested a cost sharing proposal between the City and the developer for the intersection.

Mr. Baker stated if the intersection reconfiguration was separated from the development, the City may be able to apply for a grant to help with the cost, which would be a cost share with MoDOT and the Federal Government.

Alderman Daues asked if the funds from the grant would be available in 2022.

Mr. Baker replied no, it would be constructed a few years after the grant was applied for.

Alderman Wong stated it would make more sense to take some of the green space from Longhorn Steakhouse, than to reconfigure the entire intersection.

Alderman Daues asked if some of these concerns were mentioned by the Commission.

Mr. Baker stated there was not a lot of concern voiced about exiting the facility or stacking. There were a lot of concerns on accessing the facility, which have been mitigated.

Alderman Wong stated the Sunset Hills Plaza intersection has a more logical flow. He asked if the sidewalk will be disturbed in that area.

Mr. Baker stated the sidewalk project is scheduled to begin in 2022, but it may not make it to this area until 2023. MoDOT will have to approve the plans that Sansone Group submits, so they will work around what is installed. He showed the plan for the Watson Road entrance proposal. They have reconfigured the right turn lane onto Watson Road to be a right turn at the existing light and a right turn into the development, just west of the Midas building.

Alderman Daues asked if there will be signage at the new entrance.

Mr. Baker replied yes, and the City can request extra signage, if necessary.

Alderman Wong asked what the Commission discussed in regards to this plan.

Mr. Baker stated they were in favor of the proposal.

Alderman McMunn asked why there is only a right turn in and no right turn going out.

Mr. Baker stated MoDOT will not allow a right turn, exiting the development. The entrance and exit for Midas and Sesame Chinese Restaurant are close to this entrance. MoDOT's Access Management Plan minimizes the amount of entrances coming onto their roads. They are okay with the right turn into the development because it is taking traffic off of their road. They do not want to add to the traffic coming onto their road with another exit onto Watson Road. If there was going to be an exit onto Watson Road, it would have to be an existing shared access with one of the other businesses. Their efforts for getting the shared access agreement were denied by the business owners.

Alderman Friedmann asked how the conversations with the owners of Midas and Sesame Chinese Restaurants went.

Mr. Baker stated both businesses were not interested in selling for various reasons.

Mrs. Gillett stated Midas is not willing to close their business for any amount of time during construction. They are unwilling to shift parking to the west because it would inhibit the vehicles to exit the service bays and they do not want to move their business to a new location. Sesame Chinese Restaurant had a similar standpoint and would like to stay in this location. They also do not want to lose a significant portion of their parking to create the drive lane.

Alderman Wong asked if they would have to go through the City, if they decided to give up some of their parking to create the drive lane.

Mrs. Gillett stated yes, they would need a variance for parking requirements.

Alderman Daues stated the plan is an improvement to what is currently there and the best they can do with the conditions.

Alderman Wong stated the shared access drive may help Sesame Chinese Restaurant's business.

Mr. Baker stated the City would prefer a right turn in and a right turn out, but the owners of those businesses have the right to refuse a sale or agreement. The main concern is safety. They wanted to alleviate vehicles getting onto Lindbergh Boulevard from Watson Road and crossing three lanes to enter the development. With this proposal, they can just stay on Watson Road and turn into the new entrance.

Alderman Daues stated it also eliminates the dangerous ramp from Lindbergh Boulevard to Watson Road.

Alderman Friedmann asked if Mr. Baker has received feedback from MoDOT on the proposal.

Mrs. Gillett stated the response from Jordan Dalaviras, of MoDOT, stated the area team has accepted the Concept Plan and they can move forward with the plans. They would like to see the traffic impact study which reflects the change in the ramp. They would also like to see an auto turn for the right turn onto Watson Road. There will need to be signal adjustments for the right turn to be signalized. Lochmueller Group already did a traffic study for an almost identical scenario with an entrance just west of Midas. The only difference is the right turn onto Watson Road. This change will have very little impact on the analysis that was performed.

Alderman Friedmann asked how the Concept Plan gets integrated into the Amended Development Plan.

Mr. Baker stated if the Board is happy with the proposal, they can make the motion to include this plan. At that time, Sansone Group will have Castle Contracting produce the plans to submit to MoDOT for the construction of the project.

Alderman Wong asked if there is anything that would make this plan not come to fruition.

Mr. Baker stated he does not see any issues that may arise that cannot be worked through.

Alderman Daues asked what the plans will look like at the first Board meeting.

Mr. Baker stated the plans they are viewing will be what is presented at the Board meeting and they can make recommendations for changes, at that point. Any changes will be presented at the second reading.

Alderman Daues asked if the Public Works Committee is making a recommendation to the Board or if they were just reviewing the plans.

Mrs. Gillett stated a recommendation does not need to be made by the Committee.

Alderman Friedmann asked if they could make a recommendation to widen the Lindbergh Boulevard access into the green space.

Mr. Baker stated a motion does not need to be made, but he will make the developer aware of it.

- Council Chambers A/V

Mr. Baker stated an e-mail was received stating the order has been processed and is in engineering. They will be ordering it and once it is approved it will be sent to purchasing. They are working on getting an estimated time on each piece of gear that they are planning on ordering. Some of the items are on back order, so it could be delayed until June or July.

Alderman Friedmann stated they are not meeting the timeframe that was given on the contract.

Mrs. Gillett stated the project could be split up based on the timeline of the pieces of equipment.

Mr. Baker stated if the project was split into two phases, it would work like it is supposed to after phase one, but it would be more manual operations done by City staff. The automated controls would come at a later date.

- West Watson Road Improvement Project – Phase 1 & 2

Mr. Baker stated they are still working on the phase one preliminary plan. They should be submitted by the middle of February. Once received, the Committee will discuss them and schedule an open house for the residents to view the plans. The consultant is working on the application for phase two, which is due February 10, 2022.

Alderman Daues asked how soon the City will be able to apply for a grant to finish Rott Road, west of Weber Hill Road.

Mr. Baker stated that is the grant that is being applied for on February 10, 2022. That will be phase two, including Weber Hill Road to Highway 270. The City should hear by May or June, whether or not the City has been awarded the grant.

- Salt Dome Retaining Wall

Mr. Baker stated Retaining Wall Solutions is going to look at it. Rick Hubert, with CMT, will have the report submitted to the City by the end of the week. The report will direct whether it is going out for bid or if other consultants will be hired to look at it.

Alderman Friedmann asked if the City is paying engineering fees to Retaining Wall Solutions or CMT.

Mr. Baker stated CMT is still working under a contracted price and Retaining Wall Solutions is not charging the City to look at it and give a recommendation. They will have a chance to bid the project when the time comes.

4. Other Matters Deemed Appropriate

Alderman Daues asked if there are designs made for the City limit signage or if they would have to be redesigned.

Alderman Krueger created some designs. If the Board would like to use them, they would just need to be updated. If a new design is requested, someone would have to be hired. The designs that were already made could be shown to the Board to get their opinion.

Alderman Daues stated he would like to see them.

5. Adjournment

Alderman Daues made a motion to adjourn the meeting at 5:06 P.M. The meeting was adjourned.

Respectfully,



Sarina Cape
Planning and Zoning Assistant