

Bryson Baker

From: Ruiz, Colleen <colleen.ruiz@lathrogpm.com>
Sent: Tuesday, March 2, 2021 1:14 PM
To: REJones@chgolaw.com; Bryson Baker
Cc: Robert Flynn; Douglas Neier (douglas.neier@gmail.com); Rich McFarland (macups@charter.net); Clithero, Michael A.
Subject: The Manors at Tapawingo
Attachments: Response to Sunset Hills Non-Compliance Report 2021.DOCX; 01_Ownership and Encumbrance Report.pdf; 03_JSB Tapawingo Joinder Letter.pdf; 04_Dedication of City Right of Way.pdf; 05_Indenture of Trust and Restrictions for Tapawingo.pdf; 06_Street Map.pdf; 07_Location of City Right of Way.pdf; 08_CBB Transportation Report.pdf; 09_M and H Concrete Tapawingo proposal 11-24-20.pdf; 12_Road Grade.pdf; 13_Wes Searcy Memorandum.pdf; 14_Ltr from City Engineer releasing Escrow (R. Williams) dated 08-21-2006.pdf; 15_Foster correspondence.pdf; 17_MSD Letters of Dedication.pdf; 19_Ameren Letter re Street Lights.pdf

Bryson,

On behalf of The Manors at Tapawingo, I have attached the response to the City of Sunset Hill's findings in the Non-Compliance Report dated November 1, 2019 on the roads that The Manors at Tapawingo and JSB Tapawingo Holdings, LLC (the owner of the Tapawingo National Golf Club) are seeking to have the City accept for public maintenance. The Manors has addressed the concerns raised in the report, including that the Manors is willing to pay to have all of the road pads, sidewalks and ADA ramps repaired, replaced or installed as identified by the City's findings as reflected in the detail response attached that are part of its road. Additionally, the Manors and JSB are willing to provide liability insurance to the City with respect to the fairway.

As you are likely aware, the City has already been treating many of the roads in the Manor's community like they are public, encouraging their use by the public. The City approved the Al Moore Lindbergh Leadership Center without consent, discussion or approval of the community. Recently, the City has been considering the approval of a public park on the same property. There is no access to the park or the Al Moore Lindbergh Leadership Center without traversing the roads the City is treating as private. Additionally, the City approved the expansion of the golf course facilities (banquets, weddings, restaurant, etc.) which increases traffic on the Manor's roads. The City has even erected signs on Maple Drive/ Rott Rd. directing traffic to use the Manors' private community streets and not cut through or travel on Al Moore's property.

As you know, the Manors is interested in reaching agreement and there have been ongoing discussions for many years. There are viable solutions if the City is willing to work with the Manors.

One area where the City may assist the Manors pertains to a sliver of the road (only about 147 square feet) just north of the area where the fairway crosses Maple Drive that is owned by The Alice Anheuser Beims Moore Trust (you will see this on the title report) and we have been unable to garner their attention. However, we note that the City has the attention of the Moore's in connection with the possible use of their property for a public park, which would of course allow and encourage the public to travel over private roads to get to the park. These should be tied and should have been tied when the City approved the use of that property previously for the Lindbergh School District.

Please let me know if you have any questions and the date of the next meeting of the Board of Public Service. Colleen



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