

## MINUTES

### PUBLIC WORKS COMMITTEE

Thursday, February 4, 2021

4:00 P.M.

The Sunset Hills Public Works Committee held a meeting on Thursday, February 4, 2021 at 4:00 P.M. from various locations via Zoom.

#### **Roll Call.**

##### **Present:**

Nathan Lipe - Chairman, Alderman Ward III  
Ann McMunn - Alderman Ward I  
Casey Wong - Alderman Ward II  
Thompson Price - Alderman Ward IV  
Bryson Baker - City Engineer/Director of Public Works  
Wes Searcy - Assistant City Engineer

##### **Also Present:**

Cathy Friedmann – Alderman Ward III  
Brittany Gillett – City Administrator  
Angela Weigel – 9717 Crestwick  
Derek Linam – Missouri American Water Company - Project Engineer  
John Kilper – Missouri American Water Company - Attorney

1. Approval of Minutes from November 5, 2020.

**Motion:** Approve the November 5, 2020 Public Works Committee Minutes

**Action:** Approval,

**Moved by:** Alderman Wong,

**Seconded by:** Alderman Price.

Motion passed unanimously.

The minutes of this meeting were approved.

2. Citizen Comments (10 Minutes Set Aside For Comments)  
(Comments Only – No Questions – 2 Minutes Per Citizen)

Ms. Weigel expressed questions regarding the Missouri American Water (MAW) tower that included:

1. What will be the dimensions of the new tower?
2. Will nearby residents have 35psi water pressure?
3. What will be the lighting configuration of the facility?
4. What are the details concerning the fence around the property?
5. What assurance (via insurance) will nearby residents have, during construction and after?
6. How will MAW address storm water issues currently in the area with this larger structure?
7. What is the legal status and responsibility of the current roadway serving the site?
8. How did MAW reach out to nearby residents to date?

3. Water Tower Discussion

Chairman Lipe and Committee members interacted with Derek Linam to derive these responses to the questions posed:

1. Size: Mr. Linam indicated the tank on top will be 86' in diameter. The column under the tower will be about 42' in diameter. The tower will be approximately 110' tall.
2. 35 psi pressure: Mr. Linam said this would require investigation and is subject to piping configurations in the area and other such criteria. He indicated MAW expects to enhance existing water pressure in the area by about 4-5 psi.
3. Lights: Mr. Linam indicated there will be only two lights on site. One a dusk to dawn light at the entrance gate the other one on the service building close to the entrance door. No lights are anticipated to be projected on the tower itself.
4. Fence details: Mr. Linam indicated flexibility with regard to site fencing. He said a black anodized aluminum ornamental fence could be employed if that was deemed desirable by all stakeholders.
5. Insurance: Mr. Linam said there will be a \$10 million liability policy in effect during construction and substantive insurance is maintained for all MAW facility operations.
6. Flooding: This was deemed an MSD issue. Mr. Linam indicated the facility may actually have less impervious surface with the new site configuration via a lower amount of parking area for the revised site configuration.
7. Current road easement: Mr. Baker said that City staff research here indicates this to be a paper street according to the GIS system and therefore considered public right of way like any street in the City.
8. Resident communication: Mr. Linam indicated communication took place and will continue as this project continues to move forward.

Ms. Weigel had some follow-up questions of:

1. Can the logos anticipated, be moved away from the direct view of the nearby homes? Mr. Linam responded that logos could be oriented as requested.
2. What about the accommodation of the cell antennas on the current water tower? Mr. Linam indicated these will likely be relocated to the new structure.
3. What is the projected cost of this project? Mr. Linam responded that it was projected to be in the range of \$4-5 million.
4. What about pump noise? Mr. Linam indicated there will be no discernable pump noise from this site.

5. What is the schedule? Mr. Linam felt it would be bid this year with the bulk of construction taking place in 2022.
6. What about privacy fencing and landscaping allowances for adjoining properties? Mr. Linam said this could be considered and addressed in a follow-up response.

Alderman McMunn expressed concern that these follow-up conditions were not part of the CUP for this site, which had little effect on other CUP's in past practice for the City. Ms. Gillette indicated this could be filed, considered, and recorded as an amendment to this CUP for the project by the Board of Aldermen if that is the desire.

4. Other matters deemed appropriate

There were no other matters brought to the Committee for discussion.

5. Adjournment

**Motion: To Adjourn**

**Action:** Adjourn at 5:02pm,

**Moved by:** Alderman McMunn,

**Seconded by:** Alderman Wong.

Motion passed unanimously.

Respectfully,



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Bryson E. Baker, PE  
City Engineer / Director of Public Works