

MINUTES OF THE CITY OF SUNSET HILLS

PUBLIC WORKS COMMITTEE

October 6, 2022

The Sunset Hills Public Works Committee met Thursday, October 6, 2022 at 4:00 PM via Zoom

Roll Call.

Present: Cathy Friedmann - Chairman – Alderman Ward III,
Ann McMunn – Alderman Ward I,
Casey Wong – Alderman Ward II,
Fred Daues – Alderman Ward IV.

Also Attending:

Patricia Fribis – Mayor,
Christine Lieber – Alderman Ward II

1. Approval of Minutes from September 1, 2022

Motion: Minutes,

Action: Approve,

Moved by Fred Daues,

Seconded by Ann McMunn,

Motion passed unanimously.

2. Citizen Comments (10 Minutes Set Aside for Comments)
(Comments Only – No questions – 2 Minutes Per Citizen)

There were no citizen comments.

3. Geyer Road – Speeding/Traffic Calming (Alderman Wong)

Mr. Baker stated we spoke with the resident who brought this to our attention. He said a traffic study was conducted and the results were similar to what was found in the PD study. Alderman Daues asked in the results were shared with the resident. Mr. Baker responded that this will occur. Chairman Friedmann asked if there was anything the City could do in this matter. Mr. Baker said he lacked anything reasonable in this case given right of way constraints and that speed studies indicate we are not that far out of line on Geyer

Rd. He added that the most effective follow-up here might be more speed enforcement. Alderman Wong asked about the possibility of sidewalks on this street. Mr. Baker indicated that we are problematic on right of way and the connectivity here would be limited to only the interior streets of Fairlind, Parklind, Sunlind, and Cragfont on Geyer. He said resident input would be necessary.

4. Storm Water Study – Forest Path & Shadow Lane (Alderman Daues)

Chairman Friedmann asked about what was included in the scope of the \$15,000/survey quote. Mr. Baker responded that pending consultant workload; this would take about a month and would be fairly comprehensive and detailed. Alderman Daues asked for details on the scope and whether it included determining issues and defining scopes & costs associated. Mr. Baker responded affirmatively to this as a general outline. Alderman Daues indicated he heard news reports on this topic where MSD was citing a lack of funding to rectify storm water issues and wondered how such projects would be funded. Mr. Baker responded that MSD would likely respond that high cost/benefit ratios will keep them from remediating existing facilities, much less for the benefit of 1 or 2 homes. He said the City's first attempt at funding would be with MSD, and then the City could look at funding such a project(s) if we feel so inclined. Mr. Baker cautioned perceptions when communicating whether projects were actually worth pursuing. Alderman Daues asked about potential FEMA buyouts of property and asked if this was ever the case in Sunset Hills. Mr. Baker responded that there was an example of a FEMA buyout on West Watson, but that the current consideration is not applicable since it is not in the floodplain. He said these buyouts happen so FEMA is not liable for future potential damage claims under the National Flood Insurance Program. Alderman Daues cautioned the Committee that the 2024 Board of Aldermen will likely be taxed with the concern of whether to allow the Proposition P funding to "sunset." He suggested that there would be benefits to renewing this funding mechanism toward the mitigation of storm water issues being confronted by the City. Mr. Searcy made some general comments regarding the City's prior experience when working in the backyards of resident homes. He detailed the lessons the City leaders of that time learned about trying to up MSD's game for Sunset Hills' residents. Mr. Searcy went on to point out that in this case, the home was purchased with the knowledge of prior flooding. He then cited a case where City personnel cautioned potential buyers of a home over on Weber Hill Rd. Mr. Searcy stated that in the Weber Hill case; the folks not only bought the home anyway, but eventually got the media to excoriate City leaders for not buying them out. Alderman Daues said he hopes the City would help these residents by renewing this funding in 2024 to be able to try to mitigate storm water issues.

5. Street Damage Reimbursement Ordinance

Alderman Daues asked about the amount of \$1,000 per lot as shown versus his recollection of \$2,000 per lot. He also asked how Gates Manor would be accommodated. Mr. Baker responded that in the Gates Manor example, the City would have to perform an inspection of the street and quantify it separately after construction activity, on top of this assessment. Mr. Searcy responded the \$1,000 was just his recollection from the discussion. Mr. Baker recommended discussing the amount further as a committee. After discussion, the Committee thought it would be best to charge \$1,000/half acre rounded up by the acreage of the entire development and take this up with the entire Board of Aldermen.

Motion: to charge new development \$1,000 per half acre, rounded up for the entire proposed development,

Action: Approve,

Moved by Ann McMunn,

Seconded by Fred Daues.

Motion passed unanimously.

6. Public Works Budget

Chairman Friedmann asked if this budget will be as presented for approval. Mr. Baker said it is in its final form and is ready for further discussion and or possible approval. He clarified that he was looking for any possible refinements from the Public Works Committee. Alderman Wong asked about City Hall upgrades at \$600,000. Mr. Baker responded that the chambers improvement will be performed under ARPA funding. He said he is working with the architect on the completed design from a few years ago that was approved by the Board. He said the plan never was funded and the plans are being updated based on current building codes and materials changes. Mr. Baker further detailed that the project will then be given to the Board via email for any further input or changes. He said we hope to get this into construction and accomplished in 2024. Chairman Friedmann asked for an update on the roof and whether this could be accomplished with ARPA funding. Mr. Baker responded affirmatively and this could likely be accomplished in 2023 or 2024. Chairman Friedmann said she would love to see this happen. Alderman Wong & Alderman McMunn expressed their concurrence with this thought and schedule for the roof. Alderman Wong expressed his thoughts on employee salaries and the relative impact of inflationary pressures on different salary ranges. Alderman Daues expressed that he would caveat those comments with the thought of retention of current talent when compared to neighboring jurisdictions and their rates of pay for similar positions.

7. Kennerly Road (12224 Birdhaven) Stone Wall (Alderman Daues)

Alderman Daues said he got a call from this resident about damage to a stone wall from a car accident and the extension of this guardrail past a former driveway entrance this resident had off Kennerly. He asked for staff's perspective. Mr. Baker responded that the wall was private. Mr. Searcy said he took care of this and the Police Report spoke of the guardrail that was summarily processed accordingly. He asked for more detail on the guardrail extension since the geometry was not changed with this remediation effort. Mr. Baker asked if he could talk with this resident since he worked with him in the past on the Kennerly Rd. project a few years ago. Alderman Daues was commensurate with this tact. He asked about general rights of way and their typical geometries. Mr. Searcy responded that within typical subdivisions, rights of way are 50' overall, giving a general and assumed distance of 12' from edge of pavement to property line. He added that in the case of typical asphalt connector streets, when streets evolved out of cart paths, properties jut in an out on a right of way area and in this case, there is only a couple of feet off pavement to private property. Alderman Daues said he would send Mr. Baker this resident's phone number for further follow-up.

8. Project Updates

- Bass Pro Shops – Mr. Baker said that Castle told him MoDOT had a few recommendations so they will be re-submitting final plans tomorrow. He added that he requested a copy of those final plans. Chairman Friedmann asked for details on the changes. Mr. Baker responded that he was not sure, but that he felt they were likely minor and something we may not even be able to recognize. Chairman Friedmann asked when the new plans were expected. Mr. Baker responded that he hoped to have them tomorrow and would share same with the committee once he gets them.
- Eddie & Park Sidewalks – Mr. Baker responded that we are making some headway. He said that Mr. Heimos is in agreement and that he was forwarding documents to the other owners for their signatures. Mr. Baker said he spoke with Balke Brown who is now commensurate with staining the existing wall to keep from having to replace it. Alderman Lieber asked later in the meeting, if the City would be looking at a partial replacement of the Enterprise Bank wall since it had the appearance of a partial failure. Mr. Baker responded that he would take a look at the wall and work with Balke Brown on what is required since project plans have a rebuild of the center section already contemplated. Alderman Lieber commented that she had pictures and the City may not have much responsibility since this section is already in failure. Mr. Baker said that he would take a look, would appreciate getting those pictures, and commented that we may not have much bargaining power over wall responsibility here. Alderman Lieber asked how

that wall could have been allowed to be placed that close to the road. Mr. Baker speculated that the wall is mostly within MoDOT right of way. He asked Mr. Searcy for his interpretation of retaining wall setbacks. Mr. Searcy responded that retaining walls as a landscape item do not have to abide by building setbacks such as a primary or secondary property structures. Alderman Lieber commented that the wall is in structural failure and the City should not have complete financial responsibility for replacement with this project.

- West Watson Road Improvement Project – Phase I & II – Mr. Baker stated that we are still working on coordinating a public input meeting. The consultant has started working on right of way negotiations. Chairman Friedmann asked when the public meeting would occur. Mr. Baker speculated sometime in November.
- Council Chamber A/V – Mr. Baker said that Brittany spoke with the vendor today and they are still on schedule and should be in on October 17th to start physical installation. Chairman Friedmann asked how long the installation would take. Mr. Baker speculated his recollection was something on the order of a few days.
- Salt Dome Retaining Wall – Mr. Baker shared some pictures of the progress on the Zoom desktop with the Committee. Alderman Daues commented that he thought it looked terrific. Mr. Baker stated that the top would be poured with a concrete deck on Monday, placement of fence would take place after that, with gutters and directed downspouts to installed piping after that. Mr. Baker was highly complimentary of the Street Department's work on this project. Alderman McMunn said the wall looked great. Chairman Friedmann asked for the cost. Mr. Baker responded that it will come in for a little less than \$30,000. Alderman Daues asked about water mitigation from behind the wall. Mr. Baker responded that drains are installed; clean rock was incorporated as backfill, so water retention was eliminated. Alderman Daues expressed satisfaction with these details. There were several other compliments of the work by the Street Department on this particular project.
- MoDOT – Hwy 30/W Watson - Intersection Enhancements – Mr. Baker responded there wasn't really an update on this matter and that we are waiting on responses to our questions from the previous meeting with them. Chairman Friedmann asked Alderman McMunn she had more information. Alderman McMunn said MoDOT was going to look at their most recent traffic study of the area before responding with another meeting date with the Mayor.

- Other Construction Projects – There were no other construction items discussed.

9. Other matters deemed appropriate

Alderman Daues asked about the solar powered speed signs. Mr. Baker responded that we did a speed study where two such signs were placed on Denny Rd. He asked for Mr. Searcy's comments. Mr. Searcy responded that in the case of Denny Rd., it appears cars travel faster after the signs were placed than they were before they were there. After discussion, the Committee decided to purchase two more signs and place them on Weber Hill. Alderman Daues asked for a traffic study here before placement and indicated he would help staff with a location of the study. Alderman Wong asked to study Denny Rd. again for a before and after traffic study with a removal of those signs to see if radar signs are actually a problem with the creation of more speeding by drivers. Mr. Searcy & Mr. Baker both indicated that this can be done.

Alderman Daues said he will not be available for the November 3rd meeting, but could do a November 10th. Alderman McMunn indicated she had a similar conflict. Mr. Baker also said he had a conflict on November 3rd. The Committee agreed to meet on November 10th.

10. Adjournment

Motion: To adjourn at 5:34pm,

Action: Approve,

Moved by Ann McMunn,

Seconded by Fred Daues,

Motion passed unanimously.

Respectfully,



Bryson E. Baker, PE

City Engineer / Director of Public Works