

MINUTES OF THE CITY OF SUNSET HILLS

PUBLIC WORKS COMMITTEE

March 2, 2023

The Sunset Hills Public Works Committee met Thursday, March 1, 2023, at 5:00 PM via Zoom.

Roll Call.

Present: Cathy Friedmann - Chairman – Alderman Ward III,
Ann McMunn – Alderman Ward I,
Fred Daues – Alderman Ward IV,
Bryson Baker – Director of Public Works/City Engineer,
Wes Searcy – Assistant City Engineer

Absent:

Casey Wong – Alderman Ward II

1. Approval of Minutes from December 1, 2022

Motion: Minutes,

Action: Approve,

Moved by Ann McMunn,

Seconded by Fred Daues,

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. Tractor Trailer Truck Traffic – Residential Streets

Mr. Baker stated that a request from a resident on Nanell to exclude or prohibit tractor trailer truck traffic was received. He detailed that the letter presented some good reasons. Mr. Baker said that Alderman Daues asked for this discussion. He added that later he had an e-mail expressing opposition to such a prohibition. Chairman Friedmann asked if the letter for came from an HOA representative. Alderman Daues responded that it was an HOA representative. He then asked the capacity of the West Watson bridge that serves this subdivision. Mr. Searcy looked up the bridge rating in GIS to be 60 Ton. He also commented

that the potential problem is more of what he described “pointed wheel loading” verses the overall weight. Mr. Searcy explained that the more wheels of a vehicle, the more the weight is spread out and thus an 18-wheel truck versus a 6-wheel bus or trash truck can carry much more weight. Mr. Baker pointed out that his thought on the subject was more along the lines of drivers getting lost and, in their attempts, to get back to the highway, they are causing problems on no outlet streets like this area. Alderman Daues asked about “No Outlet” signage in the area. Mr. Searcy said that per GIS, such signage was located on West Watson by Rott Rd. and on Nanell past West Watson. This answer satisfied the participants of the discussion.

4. Leebur Sidewalks

Mr. Baker said he receive communication from a resident on Leebur and indicated he was online with the Zoom session. Mr. Baker explained that this project with designed in 2018, never budgeted or constructed. He explained that there was a petition in favor of the project at that time, but there has been discussion since both in favor and against placing a sidewalk here. Mr. Baker said that it is in the 5-year CIP scheduled for next year. He said that Mr. Cassidy was looking to see how he might be able to move this project forward. Mr. Cassidy said he lives in Sandian Court off Hilltop. He explained that his child’s bus stop is on Leebur and that he was curious of an even larger scope for such a project from Sappington all the way up Hilltop to Highway 30. Mr. Cassidy asked the committee for recommendations on how he can help get this topic moving again. Chairman Friedmann responded that she is the Ward III Alderman and she stated that she’s heard commentary from constituents on both side of the matter. She asked if a new petition was necessary for this consideration. Mr. Baker responded that the Leebur sidewalk is in the 5-year CIP, it will be brought up as an item for construction next year, and that it could simply be added to the budget for next year if the Board of Alderman chose to do so, unless there is a petition against it. He suggested a petition in favor of the matter could certainly provide substantive direction. Alderman McMunn asked if the design of the Leebur sidewalk determined the location or side of the street it was going to be placed upon. Mr. Baker indicated it was shown to be on the south side and there were at least 3 property owners that who were in vocal opposition. Alderman Daues said he empathized with Mr. Cassidy’s concern toward safety on this matter but wondered if there was a master plan for City sidewalks. Mr. Baker responded affirmatively, but that it was done many years ago. He said he'd personally like to see sidewalks everywhere, but that what he was most concerned about was designing sidewalks that would only be rejected by affected property owners. Mr. Baker said a Hilltop consideration would likely be after similar projects on Eddie & Park and Leebur in order. Alderman Daues asked if Leebur was as much a thoroughfare as Hilltop. Mr. Baker responded the thought they were pretty much equal. Alderman Daues asked for Mr. Cassidy’s perspective. Mr. Cassidy responded that he thought Leebur did not have as much traffic, but more residents live along it. He pointed out that Hilltop did have a sidewalk in the area south of Leebur, but that it was isolated. Chairman Friedmann summarized that the Leebur project is designed, in the 5-year Capital Improvement Plan, but not budgeted. Mr.

Baker affirmed this summary. She said that Hilltop would require a study and other items. She wanted to know time and money it would take to accomplish getting a project like that ready. Mr. Baker responded that design would take a minimum of 6 months to design at a cost of at least \$50k. He added that the construction of such a sidewalk would maybe head into the \$300k range, which compares to Leebur. Chairman Friedmann asked if that was clear to Mr. Cassidy. He said he understood that that the cost and effort is substantial and asked if the committee felt he should talk to his neighbors about this. Alderman McMunn said that was a great place to start. He said he would do so for the Hilltop portion of the consideration. The committee was commensurate with this idea. Chairman Friedmann asked for the schedule for budgeting efforts. Mr. Baker responded we start the process in July so that would be the timeline for a response from Mr. Cassidy. Alderman Mr. Daues asked about the sidewalk master plan. Mr. Baker responded that he did not know if he had a copy electronically, that it was rather old. Alderman Daues indicated that if it was that thick, he didn't think he'd be able to read it. Alderman McMunn asked if there was a map that was in it that could be carved out of it and distributed to the Committee. Mr. Baker responded that the problem was that it includes areas like Old Gravois and sidewalks in and expensively installed in industrial areas. He added that spanning creeks and other impediments moved the city toward trying to place sidewalks where it was more feasible, and toward areas where there was resident support. Alderman Daues then asked if the city can place a sidewalk regardless of resident opinion if it was a safety consideration. Mr. Baker stated that city can place a sidewalk within right of way, but permission via easement or property purchase is required where the resident owns area out close to the street. Mr. Searcy explained that older platted asphalt connectors like Eddie & Park do not have consistent rights of way like subdivisions built from the latter 50's through today where a typical right of way width is platted as part of the Subdivision Regulations.

5. New City Street Name Signs

Mr. Baker said that we are close to the cycle where we are going to replace numerous street name signs to keep up with MUTCD reflectivity standards. He showed the Committee a few examples and asked for feedback. The Committee gave Mr. Baker a unanimous response on the sign they felt was best.

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

Mr. Baker asked if this was going to be something we needed to move forward with this in the opinion of the Public Works Committee. Alderman Daues said that this is primarily in his area with Shadow Lane and Forest Path. He said that while he empathizes with their plight, he didn't want to perform a lot of busy work for projects that were not going to be properly funded to designed and constructed. Alderman Daues commented that the Prop P matter of 2007 spoke of storm water project funding as well as parks. He asked for feedback from committee members. Chairman Friedmann responded she was not

excited about throwing good money after bad and not pursuing these types of projects. She indicated that the matter could go to the general Board, but she probably could not be persuaded to support it at that level. Alderman McMunn said she was not familiar enough with the details to vote on the matter. Alderman Daues explained that the Shadow area is impacted by a culvert that runs under I-270 that inundates the culvert under Nanell. Mr. Searcy pointed out that Shadow example was a recent change of ownership where this property purchase had matters of flooding that were required to be communicated to the buyers prior to the transaction. He commented that they knew what they were buying into and still bought the home. Alderman Daues asked who was responsible for clearing waterway channels. Mr. Searcy responded that this is private property and thus the responsibility of the respective property owners.

7. Street Damage Reimbursement Ordinance

Mr. Baker refreshed the Committee on the sample Ordinance prepared by staff. He said we stalked about taking this to the Board of Aldermen. Mr. Baker said that once it got to the City Attorney, there was concern over the legality. He added that since then, the City Attorney thought there might be a way to do this, but more input on what is desired is needed from Board members. Mr. Baker suggested this may be a good topic under General Discussion at a future Board meeting where the City Attorney can explain some of the different options that might be available. Alderman McMunn asked if this was already discussed at the Board level. Alderman Daues responded affirmatively.

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

Mr. Baker said that this property owner has been out of town and dealing with some health issues, but that he has a good working relationship with him and hopes to meet with him soon to discuss this matter further.

9. Project Updates

- Bass Pro Shops – Mr. Baker said they've started on the construction of the "in-only" entrance off Watson Rd. This work should take 4-8 weeks to complete. Alderman McMunn commented that at least East Watson was open again with the sewer construction to help with related traffic flow. Chairman Friedmann asked if this was indeed an "in-only" entrance to the Bass Pro site. Mr. Baker responded affirmatively. Alderman McMunn commented that it was a shame that this could not also be a "right-out" access for the site.

- Eddie & Park Sidewalks – Mr. Baker responded that he was still working with Heimos & Balke-Brown. He said he hoped to meet with John Heimos tomorrow. Mr. Baker commented that Mr. Heimos had a few questions but seemed to be fine with the project. He added that Balke-Brown seems to be fine with the project now asking for a second monument sign for their site. Mr. Baker said he had to explain that the city could not legally do that per the Sign Ordinance. He stated they might go to the Board of Adjustment to ask for a variance to do that. Chairman Friedmann asked for more detail. Mr. Baker responded that they have a monument sign up in the area where the old Jimmy John's was that sits back off the road and they would like to have more exposure with a second such sign and he was working with them via presentation to the Board of Adjustment toward that possible end.
- West Watson Road Improvement Project – Phase I & II – Mr. Baker reported Phase I was in property acquisition with two of the residential parcels complete. He added that we are currently working with Tapawingo to get their area lined out for the sidewalk project. Mr. Baker felt that with that complete, the project should be able to move forward to bidding out this project later this year. He said that Phase II is currently in evaluation of RFPs from engineering firms for engineering services. Mr. Baker said he and Mr. Searcy will be reviewing these submissions to make a recommendation to the Board of Aldermen.
- Other Construction Projects – there were no other construction updates.

10. Other matters deemed appropriate

Chairman Friedmann indicated that Aldermen Lieber was asking about a privacy fence at Tidal Wave car wash. Mr. Baker responded that the problems seem to be noise for the residents that back up to this area on Ryegate and they are requesting a fence. He said he's been requesting a privacy fence from Tidal Wave without response. Chairman Friedmann pointed out that Tidal Wave has yet to respond to a proper striping of East Watson for that left-hand turn lane for westbound drivers. Mr. Baker stated that issue was separate, and the city could have legal recourse on that front. Alderman Daues asked if the city was able to require a simple answer from Tidal Wave to where action can be taken. Mr. Baker responded affirmatively and stated that two letters were sent recently without response. Alderman McMunn asked if something was in the process of changing ownership or brand. Alderman Daues stated that there has been activity of this sort at other Tidal Wave locations. Mr. Baker responded that nothing has been communicated to the city along these lines, but that he was aware of this activity elsewhere. Alderman McMunn asked if a new owner could legally be required to install the privacy fence being requested. Chairman Friedmann asked what could be done regarding the left turn lane. Mr. Baker said this was a legal question. Chairman Friedmann asked if the Board could bring this up in General

Discussion. Mr. Baker responded affirmatively. Chairman Friedmann stated that a couple of years ago, when Tidal Wave asked for a liquor license, she was hesitant to vote in favor since that lefthand turn lane was not addressed, but her recollection was that we could not hold up a liquor license approval for this other unresolved item. Alderman Daues affirmed the Chairman's recollection. Chairman Friedmann asked if staff could be directed to draft an ordinance to allow the city to restrict liquor license approvals if zoning items are not complete. Mr. Baker responded that this again sounded like a legal question, but that maybe considerations of pulling an occupancy or business license could be considered as part of a legal opinion by the City Attorney. He added that the city runs into this in other instances where the consideration to hold something up must be for reasons related specifically to the request at hand. Alderman Daues questioned that if a business license is rescinded, who shuts down the operation. Mr. Baker responded that it may be the City Police Department who could enforce this action. Mr. Searcy affirmed Mr. Baker's point but suggested the City Attorney should be able to provide a better opinion to the question. Alderman McMunn asked again about the privacy fence. Mr. Baker stated that abutting commercial, this is a non-enforceable matter that does not violate City Ordinances from a "sound or sight requirement" perspective.

Alderman Daues asked about the rear of the Bass Pro property and the noise generation from the garage doors of the boat sales part of the facility. He asked if the city could require Bass Pro to install a sound buffer upon complaints. Mr. Baker said he did not think so since the matter was approved administratively as-is. He commented that there is landscaping of this area that was part of the approval, but that unless there was a violation of City Ordinances, there will not be follow-up warranted from such complaints. Mr. Baker said that we can request anything but cannot require same. He commented that he felt Bass Pro would likely try to help their neighbors if such an issue arises. Alderman Daues commented that if there's noise, the city will be sure to hear about it. Mr. Baker countered that this site has historically had deliveries and trash truck activity in this area for decades without such complaints.

11. Adjournment

Motion: To adjourn at 5:56pm,
Action: Approve,
Moved by Chairman Friedmann,
Seconded by Fred Daues,
Motion passed unanimously.

Respectfully,



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