

# MINUTES OF THE CITY OF SUNSET HILLS

## PUBLIC WORKS COMMITTEE

April 7, 2022

The Sunset Hills Public Works Committee met Thursday, April 7, 2022 at 4:00 PM via Zoom

### **Roll Call.**

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

**Absent:** Joe Stewart – Alderman Ward I.

### **Also Present:**

Ann McMunn – Alderman Ward I  
Randall Epperson – Alderman Ward III

### 1. Approval of Minutes from February 2, 2022

**Motion:** Minutes,

**Action:** Approve,

**Moved by** Fred Daues,

**Seconded by** Casey Wong.

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. Trailer Parking – Driveway – Corner Lots

Chairman Friedman asked Bryson Baker to cover this item. The question before the Committee was if trailers should be allowed to park in the side yard closest to a street. Alderman Epperson spoke in favor of allowing side yard parking of trailers on corner lot homes. After discussion, it was determined that there wasn't enough information and Staff would review Ordinance definitions more thoroughly. (Editor's note: This was done and it was found that the term "Yard, Front" was purposely different in the Subdivision Regulations

versus the Zoning Regulations. It was reasoned that Zoning, as an enforcement tool, defines the front yard by the orientation of the primary structure versus the Subdivision Regulations that are more of a planning tool for developers. "Yard, Front" in the Subdivision Regulations define yard orientation by relative frontage lengths per Bryson's initial understanding of a definable front yard. Section 26-5 does not allow trailers in the side yard of a home as oriented per Zoning in the side yard closest to the side street and this becomes the question for the Board to consider since it is specifically called out in City Code 26-5(c.)

No action was taken on this item by the Public Works Committee subject to the need for further study.

Alderman Epperson left the meeting at this time.

#### 4. Concrete Slab Replacement – Equipment Rental (13k)

Mr. Baker asked Mr. Searcy to describe the subject of "spalling concrete." Mr. Searcy did so and described a couple of different remediation scenarios the City performed to try to cost effectively mediate this issue. Mr. Baker recommended a rent-to-own scenario for a mini excavator to help the Street Department effectively perform these spalling joint issues in-house.

The Committee discussed the pros & cons and other details of the rent-to-own proposal for a mini excavator. After discussion with Q&A, the Committee asked for comparative rent-to-own proposals.

**Motion:** To recommend approval by the Board of Aldermen with the additional proposals and a rationalization-of-use for the mini-excavator,

**Action:** Approve,

**Moved by** Fred Daues,

**Seconded by** Casey Wong.

Motion passed unanimously.

#### 5. Concrete Slab Replacement Contract 2021 – Sweetens

Mr. Baker asked Mr. Searcy to update the Committee on the details of this request. Mr. Searcy detailed that due to staffing issues associated with the pandemic last year, price increases over the winter, information verifying what we should be seeing in terms of price increases; that he is prepared to solicit the Selected Concrete Slabs bid package tomorrow based on direction from this committee that represents half of the Board of Aldermen.

The Committee deliberated the details of this matter and provided perspective. Mr. Searcy and Mr. Baker asked for a Committee recommendation on this matter so staff can get

the project out on the street for bid in a timely matter. The Committee recommended (without motion) to hold Sweetens to their contract from 2021.

## 6. Project Updates

- Bass Pro Shops – Access – Mr. Baker said that variances are on the Agenda for the Board of Adjustment meeting later tonight relative to some architectural features of the project. He added that assuming approval, Bass Pro will have Zoning Approval from staff tomorrow to take to St. Louis County. Alderman Friedmann asked for follow-up with MODOT to keep the Public Works Committee apprised of the Watson Rd. access matter. Mr. Baker said he would follow-up with District Engineer Ryan Pearcy of MODOT accordingly.
- Council Chambers A/V – Mr. Baker indicated the City Administrator Gillett met with CTI. He indicated most of the equipment is still on back order, but that a room camera might be available to help improve the remote view of the room. Alderman Daues expressed concerns regarding the schedule of this project.
- West Watson Road Improvement Project – Phase 1 & 2 – Mr. Baker stated that Horner & Shifrin is still in the archeological survey along with moving forward preliminary plans for Phase I. Regarding Phase II, applications are still in review for consideration of project selection.
- Salt Dome Retaining Wall – Mr. Baker reported the plans were complete and the specifications are nearing completion.

## 7. Other matters deemed appropriate

Mr. Baker reported that the effluent of the bio retention structure below the Sunset Hills Pool Complex drains onto a neighbor property and he wanted to make sure the material cost for this was OK with Public Works Committee for rectification. Alderman Daues expressed concern over this being considered a Public Works Department issue.

**Motion:** For the Public Works Department to attach PVC pipe to move the mystery water source from the Pool Facility retention pond to points south of the adjoining residential property,

**Action:** Adjourn,

**Moved by** Fred Daues,

**Seconded by** Cathy Friedmann - Chairman.

Motion passed unanimously.

Alderman Daues expressed concern over the response from CTI relative to the A/V system in the R.C. Jones Auditorium of City Hall. There was discussion relative to the performance of CTI toward the delivery of a working A/V upgrade.

**Motion:** To send a letter to CTI asking for a firmer commitment or a return of any deposit held until more clarity can be provided on a schedule for the A/V installation at City Hall,

**Action:** Approve,

**Moved by** Fred Daues,

**Seconded by** Casey Wong.

Motion passed unanimously.

Mr. Baker brought the Committee up to speed on the status of the Eddie & Park Sidewalk Project. He indicated that the survey work is complete and preliminary plans are now in design. Mr. Baker stated that after plans are drawn up, we can plan on a Public Input Meeting for the project.

Mr. Baker said the Committee had the bids that were received for the Storm Water Grate replacements and Kennerly @ Old Gravois pavement replacement. He asked Mr. Searcy to detail the projects. Mr. Searcy covered the storm grates project. The Committee asked a couple of questions relative to budget adherence.

**Motion:** To recommend approval of the bid from Jokerst for the replacement of the storm grate structures on Triple Oaks Drive and Sunny Creek,

**Action:** Approve,

**Moved by** Fred Daues,

**Seconded by** Casey Wong.

Motion passed unanimously.

Mr. Searcy detailed the replacement of pavement on Old Gravois @ Kennerly. Alderman Friedmann asked about lead time on the project. Mr. Searcy responded that assuming approval by the Board on April 26<sup>th</sup>, the project will be fairly short term once it can be scheduled by the contractor. The project has a 30 calendar day schedule. Alderman Friedmann asked the same relative to the previously approved storm grate project. Mr. Searcy responded that will involve excavation, forming, concrete placement, only a lane of the street at a time, and will be a bit more involved.

**Motion:** To recommend approval of the bid by Gershenson Construction for the asphalt grind & overlay of Superpave at Old Gravois & Kennerly,

**Action:** Approve,

**Moved by** Fred Daues,

**Seconded by** Cathy Friedmann - Chairman.

Motion passed unanimously.

Mr. Baker said his last item was a problem we have at 11750 Doverhill with the approval and follow-up of construction at this address. Alderman Daues detailed the issues he heard from residents in the area of this address. Mr. Baker gave his perspective of working with the property owner. He asked Mr. Searcy for applicable section(s) of City Code. Mr. Searcy responded that Section 7-16 for no building permit seems on the surface to be most pertinent. Mr. Baker agreed. The Committee asked several questions relative to the property owner's capability to take on this project, the status of permit approval with St. Louis County, and potentially the details of getting this approval expedited at St. Louis County.

**Motion:** To notify this property owner, that a building permit for this project needs acquisition within 30 days,

**Action:** Approve,

**Moved by** Cathy Friedmann - Chairman,

**Seconded by** Fred Daues.

Motion passed unanimously.

Alderman Wong asked what happens after a building permit is issued. He wanted to know what follow up options are possible to insure a reasonable schedule for the project. Mr. Baker asked Mr. Searcy for detail on what can be done to enforce a reasonable construction schedule. Mr. Searcy explained that the City contracts with St. Louis County for building permit processes and resulting problems in that area are essentially under their purview. Mr. Baker asked Mr. Searcy to view the property again and assess what sections of City Code might currently be applicable. Mr. Searcy said he would do so.

Alderman Daues asked about Grandview Lake Drive and whether he could get a map of what is contemplated. Mr. Searcy responded that information was available at the City website.

Alderman Daues asked about the status of the matter of a Home Occupation on Elnore. Mr. Baker explained this is in Court and the owner is not showing up and has changed the ownership of that property to an LLC complicating our efforts relative to citing an individual. He explained that the renter is now under citation in hopes that tact will work in this matter.

8. Adjournment

**Motion:** To adjourn at 6:03pm,

**Action:** Approve,

**Moved by** Casey Wong,

**Seconded by** Fred Daues.

Motion passed unanimously.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Bryson E. Baker', is written over a light blue rectangular background.

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Bryson E. Baker, PE

City Engineer / Director of Public Works