

MINUTES OF THE CITY OF SUNSET HILLS

PUBLIC WORKS COMMITTEE

May 5, 2022

The Sunset Hills Public Works Committee met Thursday, May 5, 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,
Christine Lieber – Alderman Ward II.

Lacking a quorum, the Committee discussed the concrete bids received and costs of contracting versus in-house replacement work. The meeting was started without a quorum so it was determined that only discussion could occur and no votes taken for the time being.

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

Committee members present, felt the Ordinance should stay as-is.

Alderman Daues joined the meeting and a quorum existed at 4:15pm.

The Committee recommended the Ordinance stay as written. Mr. Baker said he would communicate this sentiment back to Alderman Epperson.

1. Approval of Minutes from April 7, 2022

Motion: Minutes,

Action: Approve,

Moved by Fred Daues,

Seconded by Casey Wong.

Motion passed unanimously.

4. Mini Excavator Purchase Contract

Mr. Baker said the original price was quoted for the Mini Excavator.

Motion: Recommending approval of the purchase of the Mini Excavator,

Action: Approve,

Moved by Cathy Friedmann - Chairman,

Seconded by Casey Wong.

Motion passed unanimously.

5. Concrete Slab Replacement – Equipment Rental (13k)

Mr. Baker explained there were only two bids and prices were up. He detailed that the overall price came in over budget, but that the Department will be able to cover this within the Road Maintenance overall budget. Alderman Daues asked about the need to closely inspect the work of this bidder. Mr. Searcy responded that this will not be an issue, that proper scrutiny will be applied. Chairman Friedmann asked about the status of Sweetens. Mr. Searcy said he got a favorable response from the office manager and we are looking forward to them completing their project from last year. Mr. Daues expressed concern over watching the Grandview work closely. Mr. Searcy responded the department will oversee this work aptly, as is done with all contracted projects.

Motion: To recommend approval of the bid submitted by M&H Concrete,

Action: Approve,

Moved by Fred Daues,

Seconded by Casey Wong.

Motion passed unanimously.

Chairman Friedmann asked when M&H is scheduled to start work. Mr. Searcy detailed that approval will have to come from the Board of Aldermen, and then a Notice of Award will trigger a 10-day paperwork submission period toward a Notice to Proceed, with a 90-day calendar period for completion of the project.

Chairman Friedmann asked if Sweetens was under bond for their work last year. Mr. Searcy responded affirmatively.

Alderman Daues asked about the concept of sharing resources with adjoining municipalities. Mr. Searcy responded that the idea is great in theory, but that coordination becomes a real issue with the concept. Alderman Wong asked why the numbers seem to vary so widely. Mr. Searcy responded that was more of a timing issue with who has already filled their docket for the year. Mr. Baker suggested that mobilization is an issue with how we do our projects. Mr. Daues pointed out that collusion of contractors may be pushing prices up inordinately. Chairman Friedmann asked if there were a certain number of concrete slabs that would turn the tide. Mr. Searcy responded that the numbers speak for themselves; routine pavement inspection is bearing the results that the Public Works Committee & the Board of Aldermen need to consider with regard to the priority the community wants for the City's street network. Alderman Daues stressed that public safety is his priority and should be the City's as well before things like sidewalks. Mr. Baker summarized that the department has many considerations with equipment breakdowns that need consideration in the mix versus contracted street repairs. Alderman Wong countered that sidewalks are public safety considerations too. He expressed that Sunset Hills streets are better than most jurisdictions. Mr. Searcy respectfully disagreed stating that perception is about 5 years out of date and that residents are calling with complaints now. He further stated that the City was funding at a rate of about 17% of what a complete replacement (based on just raw design life) scenario. He summarized this indicates how effectively City resources are currently being targeted toward the activity of street maintenance.

6. In-House – Concrete Slab Replacement vs. Joint Replacement

Alderman Daues asked about details of the in-house joint replacement process. Mr. Searcy detailed lateral joints will be cut 2' off both sides of the existing control joint, this 4' area dug out, sub-base prepared with rock, #5 rebar drilled and placed back into existing concrete, new section poured, control joint finished back into the original location, and that the groove would be further cut to insure the control joint maintains current slab geometry. Alderman Wong asked about the mix percentages of asphalt versus concrete pavements making the point that we should not overlook asphalt pavement. Mr. Searcy gave a short presentation of current City policy that employs small aggregate chip seals to keep water out of the sub-base to maintain asphalt pavement structural integrity.

7. Project Updates

- Concrete Slab Replacement Contract 2021 - Sweetens – this was covered previously in the meeting.
- Bass Pro Shops – Watson Access – Mr. Baker responded that he spoke to Castle Contracting who indicated this road access was in design with follow-

up submittal to MODOT. Alderman Friedmann commented that the schedule for the access design seemed long. Mr. Baker said he would check into this question further with Castle Contracting.

- Council Chambers A/V – Chairman Friedmann said she heard from a resident that the sound was not up to par. Mr. Baker responded that he heard otherwise and that the perception of that individual was that mic etiquette may have been more the issue. Alderman Daues agreed with Mr. Baker’s point and suggested that mics simply be left on.
- West Watson Road Improvement Project – Phase 1 & 2 – Mr. Baker stated that the archaeological investigation is still underway delaying Phase I. He added that Phase II is still waiting for news from MODOT, hopefully in June.
- Salt Dome Retaining Wall – Mr. Baker reported that we have the documents needed from the designer and that they will be tweaked before solicitation for bid. Chairman Friedmann asked is a lack of a footing is good design for the new section of wall. Mr. Baker responded yes and that the added the micro-piles will act in this regard.
- Eddie & Park Sidewalks – Mr. Baker said the design is done and we should have preliminary plans later this month. Alderman Wong expressed concern over the cost associated with some right of way issues. Mr. Baker responded that as soon as we have plans, we can better define associated costs.
- Doverhill Property Issues – Mr. Baker responded that notice was sent in this case, phone calls to the owner have not been returned yet, and the dirt pile in the front yard was removed. Chairman Friedmann asked what defined compliance. Mr. Baker responded that the property needs an approved building permit from County. Alderman Daues expressed that neighbors are really becoming impatient with the slow nature of the approval from St. Louis County. Mr. Baker responded that he would follow up and see what is going on with this approval. Chairman Friedmann asked about condemning the structure. Mr. Baker expressed concern that condemnation proceedings would take longer than a building permit process of resolution. Alderman Daues asked Mr. Baker if he would report to the Board on this matter next week. Mr. Baker responded affirmatively. Alderman Wong asked if a City stipulated schedule would be a good idea in this case. Mr. Baker responded that he didn’t think the City had this criterion in City Code, but we could consult with the City Attorney in this regard.
- Paying operational salaries out of special revenue funds instead of General Fund – Alderman Wong asked committee members for Mr. Baker’s thoughts on this matter. Mr. Baker responded that this typically comes out of the General Fund and that is pretty well defined. Alderman Wong asked if there was a sunset on the County Road Fund. Mr. Baker responded negatively. Alderman Wong asked if operational items were paid out of the County Road Fund. Mr. Baker responded that he was not sure, but that there may have been some activity along these lines under the tenure of the previous City

Administrator. Alderman Wong asked if other City's pay such items out of special funds like this. Mr. Baker responded he was not aware of such procedures. Mr. Wong asked if it made proper sense to work from the General Fund for such expenditures. Mr. Baker responded affirmatively with regard to a "perfect world." Mr. Wong asked if the County Road Fund should be used specifically for things like road work. Mr. Baker agreed and said that along with Capital Improvement Funds seems to make the most sense. Alderman Wong asked if historically the City always paid for road work out of Capital or County Road Funds. Mr. Baker responded that in the past it was Capital, but in recent years it has been more a combination with most of it being out of Capital. Alderman Wong asked what the County Road Fund was earmarked toward. Mr. Baker responded that originally it was for all of our salt and our asphalt maintenance. Alderman Wong commented that it seemed that it would make more sense that salaries be paid out of the General Fund along with projects. Mr. Baker agreed with the comment with the caveat of the General Fund being able to afford these expenditures. Alderman Wong agreed and commented that if the pandemic is behind us, that the original tact be reinstated of salaries being taken only from the General Fund. Mr. Baker agreed that this is something that probably should be looked at. Chairman Friedmann asked Alderman Daues if this is something he could take on as a member of the Finance Committee. Alderman Daues indicated this was taken on by that committee at the time of the pandemic. He expressed alignment with Alderman Wong's points. Alderman Daues said he will take it back up with the Finance Committee.

8. Other matters deemed appropriate

Alderman Daues brought up that the City was aware of a sandblasting operation in Ward IV. He expressed concern with environmental considerations now that this property is up for sale. Chairman Friedmann expressed that we should confer with the City Attorney on tact before we proceed. Alderman Wong agreed.

Alderman Daues expressed concern over equipment disposition and subsequent follow-up maintenance for other departments upon the Public Works Department mechanics. Chairman Friedmann said she would agree is those costs are substantive. Mr. Searcy had a general recollection of \$7-10K for the Parks Department in the last year and a half. He said this was derived this afternoon from the Fleet Maintenance database.

9. Adjournment

Motion: To adjourn at 5:38pm,

Action: Approve,

Moved by Fred Daues,

Seconded by Casey Wong.

Motion passed unanimously.

Respectfully,

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

Bryson E. Baker, PE

City Engineer / Director of Public Works