

MINUTES OF THE CITY OF SUNSET HILLS

PUBLIC WORKS COMMITTEE

August 4, 2022

The Sunset Hills Public Works Committee met Thursday, August 4, 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,  
Joseph L. Thompson – Resident – 11816 Sunset Grove

1. Approval of Minutes from May 5, 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)

This was combined in the next agenda item.

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

Mr. Baker introduced Mr. Joseph Thompson who wanted to speak about traffic issues on Geyer Rd. by Sunset Golf Course. Mr. Thompson thanked the committee for their welcome. He said that Alderman Wong was very helpful and welcoming with statistics on the matter. Mr. Thompson explained that speeding was an issue as a cut through street from S. Lindbergh to Gravois and presents a special danger when in the form of speeding

dump trucks. Alderman Daues gave examples of problems he's had on Weber Hill where residents on the street also participate in moving any idea forward. Mr. Thompson indicated he should be able to mobilize a successful petition accordingly toward possible traffic calming solutions. Alderman Wong asked for some history. Mr. Searcy indicated he did not have data specific to Geyer. He cautioned and explained the City's experience with a solar powered radar light that actually increased average speeds of vehicles. Mr. Searcy detailed that one of his traffic sensors was in for repair for a lengthy time and assuming he gets that back; this will be a study that he can perform toward the question. Mr. Baker explained that the most effective form of traffic calming is police presence. Mr. Thompson concurred with this assessment, but encouraged a traffic study. Alderman McMunn asked about temporary speed bumps. Mr. Baker said he used these before in other jurisdictions. Mr. Searcy cautioned that the fire district will not be happy with them. Alderman Wong cautioned that speeding between humps would be an issue. He encouraged the use of planters in the creation of a "winding road." Alderman Lieber indicated that Mr. Thompson reached out in September of 2021 and was assured that the police department would deploy the speed trailer that evening for a week to harvest data on the subject. She recommended moving in that direction first. Alderman Daues agreed with Alderman Wong's idea, but cautioned over the maintenance of planters. Mr. Thompson suggested a parochial solution of restricting traffic during certain times. Alderman McMunn responded that would be problematic from an enforcement perspective. Mr. Searcy stated that the right of way was only 40' and would be problematic with regard to the relocation of pavement or the placement of planters. Alderman Wong suggested running the traffic study of Geyer close to the end of the month so school traffic is a part of the rubric. Chairman Friedmann recapped the discussion. Mr. Thompson thanked the committee and left the proceedings.

#### 4. Garage Cameras

Mr. Baker explained that with monitoring by Police Department staff and the strategic location of cameras would help with monitoring that fenced in area of the garage, we would reduce the possibility of theft of things outside business hours of things like siphoning gas. Alderman Daues suggested two scopes, one for the security of the garage and the other including the outside of the Community Center and City Hall. Mr. Baker said he could look into this as well. Alderman McMunn indicated she like Alderman Daues' approach. Alderman Wong asked for a ballpark cost. Mr. Baker said he really did not know yet.

#### 5. Sunset Reserve – Entrance Potholes

Chairman Friedmann indicated this was fixed, at least temporarily. Mr. Baker concurred and indicated that Mr. Borzillo has been reactive to what will likely be an ongoing process. Alderman Daues asked Mr. Baker to cover insuring street damage by developers. Mr. Baker cited the example of Whalen Homes in Tapawingo and asked Mr. Searcy for his

knowledge of City history on the subject. Mr. Searcy responded that we have escrows for excavations and that this could be applicable in these types of cases. Mr. Baker agreed and said he reached out to other municipalities for their perspectives where most of those examples proved to have an upfront escrow process, but these remain somewhat problematic in proving damage by the developer. Chairman Friedmann asked about the escrow process with P&Z. Mr. Baker clarified that was to insure improvements within the development. Alderman Daues proposed a flat fee per lot toward existing street repairs. Alderman Wong suggesting refining Alderman Daues' proposal to include something in writing next week so this legislation can move forward. Alderman McMunn asked if this fee would be borne by the eventual homeowner. Alderman Daues suggested it would be the developer, but would likely be passed through to the property buyers. There was discussion of deposit versus fee status of this money. The committee seemed to favor it as a fee to apply toward street maintenance. Alderman Daues suggested using current projects as a template to determine details of this concept. Chairman Friedmann asked staff to determine a matrix of this fee toward protecting City streets. Mr. Baker said this could be developed.

## 6. Project Updates

- Bass Pro Shops – Mr. Baker said he spoke to Castle Contracting who indicated they were still on schedule to submit their plans to MoDOT by August 12<sup>th</sup>. Chairman Friedmann asked if the City spoke to MoDOT. Mr. Baker responded that MoDOT does not seem to be communicating much about this project and that was likely due to them waiting for document submission. Chairman Friedmann asked about Alderman Daues' question concerning the Big Bend project at the last meeting. Mr. Baker responded that the project has not been let and that a 2023 construction schedule could be anticipated there.
- Eddie & Park Sidewalks – Mr. Baker responded that preliminary plans are complete, MoDOT is reviewing them, and the City is in talks with the stake holders. He said the bank wants a complete replacement of the retaining wall. Alderman Daues stated that color is not an issue with modern masonry stains. Alderman McMunn asked if the wall would be larger. Mr. Baker responded that a portion will be removed and the new configuration will have a larger exposure due to a lower base elevation. Alderman Wong asked if they would go in half with us. Mr. Baker said that could be investigated. Chairman asked about Heimos. Mr. Baker said that John Heimos was taking it back to his family for their input, but the reaction to the project seemed favorable. Chairman Friedmann asked about a public meeting. Mr. Baker responded that one was not contemplated, but could be accommodated if required.

- West Watson Road STP Surface Improvement Project – Phase I & II – Mr. Baker stated that preliminary and right of way plans are complete. He added that he will be asking the Board of Aldermen next week for a contract to have a firm perform the property acquisition for the project. Mr. Baker said the next step will be to have a public meeting at the end of this month or in September. Chairman Friedmann asked if that meeting could be after hours. Mr. Baker responded that he contemplated a 6pm meeting.
- Robyn Road – Shoulder – Mr. Baker said that this will likely happen in September with other asphalt projects for the sake of cleaning logistics involved with the dump trucks.
- Concrete Slab Replacement Contract 2021 – Sweetens – Mr. Searcy reported that Sweetens was back on-site and through all first lane slabs and about to move through with 2<sup>nd</sup> lane work. He added that M&H is complete and moving toward project paperwork and close out. Chairman Friedmann asked if the City was happy with Sweetens work. Mr. Searcy responded affirmatively.
- Council Chamber A/V – Mr. Baker said that the City Administrator did contact the vendor advising them that the City is monitoring the schedule now that the August promised installation timer period is here.
- Salt Dome Retaining Wall – Mr. Baker reported that no bids were received for a 2<sup>nd</sup> time. He said that we are looking at self-performing this project in-house. Chairman Friedmann wanted to know schedule details. Mr. Baker suggested it may take a couple of weeks. Mr. Searcy cautioned that it may be more like a month with other simultaneous responsibilities as a maintenance organization. He indicated he was quite impressed with how Jerry Eime put this plan together. Mr. Baker said there will be coordination with the installation of some guttering too. He asked Mr. Searcy about an update of their concrete work. Mr. Searcy commented that he looked at Grandview Hill Court today and it is poured out and in cure and about ready for clean-up work.

#### 7. Other matters deemed appropriate

Chairman Friedmann expressed concern about Mr. Searcy's Pavement Management presentation being compressed into 10 minutes from what was contemplated as an hour long presentation. Mr. Searcy said he felt he could aptly cover the material and that a longer Q&A to that would be fine if deemed necessary. Alderman Daues concurred with Chairman Friedmann's comments and asked for Mr. Searcy's response. Mr. Searcy said that he may have said an hour, but that he felt he could aptly cover the material in a shorter amount of

time and then it would become a matter of how much back & forth the Board would like to have. Mr. Baker agreed with this and indicated that even he might have thought and said the presentation might be an hour. He detailed that the unknown here is how much interaction after the presentation will be required and whether the consideration would require a separate work session. Alderman Daues asked if the better option was for the Public Works Committee to go through the presentation in detail then bring it to the Board level. Mr. Searcy asked Alderman Daues for his comfort level given the information he was provided in preparation for the Finance Committee a few days back. He commented that was the information that will be presented to the Board. Alderman Daues responded that he anticipates more questions at the Board level and stated that the final arbiter is the Board, not a committee level entity, so therefore his concern relative to the communication of this information. Mr. Baker suggested having the presentation as planned and members of the Board can recommend from there is more discussion time is required at the committee level before consumption by the Board of Aldermen. Alderman Daues said he would like to see what is required to get our streets back to an improved level of quality. Mr. Searcy responded that is what Alderman Daues was given in preparation to meet with Finance Committee. Alderman Daues said that if that was the case, that number must be presented in an emphatic, clear, & concise manner. Mr. Searcy said he is prepared and feels confident in his analysis of the matter. Chairman Friedmann asked for the details of the information. Mr. Baker asked if this study was placed on the website. Mr. Searcy was not sure, but said the plan was to present it Tuesday. Alderman McMunn asked if the information could be shared before Tuesday's meeting with the members of the Public Works Committee. Chairman Friedmann asked how many miles of streets were in the City. Mr. Searcy responded about 47 centerline miles of street. Chairman Friedmann then asked how many of those miles were asphalt. Mr. Searcy responded that there were about 49% of the streets were asphalt. Chairman Friedmann asked how much was currently budgets for street repairs. Mr. Baker responded that the City typically tries to budget \$300K in concrete with another \$100K in asphalt that was pared down to \$60K of asphalt to accommodate some other items this year. Mr. Searcy summarized his presentation that he will be making on Tuesday. He said that right now, he assigned a value to the entire street network in today's dollars, determined an annual cost based on the different design lives of concrete (25 years) and asphalt (20 years), determined an annual cost of just over \$2 million to just let the streets go to dust, and found that with proper pavement management practices, the City can keep the street network for perpetuity if we are annually budgeting a program of \$500K. Chairman Friedmann asked how much of that is in concrete versus asphalt. Mr. Searcy responded that is what is determined by looking each year via the street inspection data. Alderman Daues commented that if Mr. Searcy has anecdotal data for the past 12 years, we should be fine. Mr. Searcy commented that he is just trying to prepare the City for his departure in a year and a half, to be more consistent in programming funding for the cost of the street network, to buy-in to pavement management strategies, and generally try to have less fluctuation in road budgets from year to year by looking at things from a more global perspective.

Alderman McMunn asked how the roof was holding up after the recent rains. Mr. Baker responded that we've noticed continued minor leaks as spots in ceiling tiles.

8. Adjournment

**Motion:** To adjourn at 5:24pm,

**Action:** Approve,

**Moved by** Fred Daues,

**Seconded by** Ann McMunn.

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