

CITY OF TOWN AND COUNTRY
PUBLIC WORKS COMMISSION
MUNICIPAL CENTER COMMUNITY ROOM
1011 MUNICIPAL CENTER DRIVE
TOWN AND COUNTRY, MO 63131

MONDAY, SEPTEMBER 18, 2023 – 6:30 P.M.

MINUTES

1) Call to Order – at 6:30 PM by Alderman Kinsella

2) Roll Call

Chairman – Ward 3
Alderman Joe Kinsella
(present)

Regular Members – Ward 3
Tony Chao (present)
Tom Pelikan (present)

Regular Members – Ward 1
Pam Holman (present)
Robert Wunderlich (present)

Regular Members – Ward 4
Mark Johnson (absent)
John Kovac (absent)

Regular Members – Ward 2
Robert Tuckett (absent)
Babette Meiners (absent)

At Large Members
Kip Underwood (present)
Zach Krebs (present)

3) Approval of Minutes – Monday, July 17, 2023 – A motion was made by Commissioner Pelikan and seconded by Commissioner Holman to approve the minutes and passed unanimously (7-0) by voice vote.

4) Old Business

5) New Business

a. On-Call Tree Removal Contract

Public Works Director Zeltmann explained there were two responsive bidders and the apparent lower bidder was Gamma Tree Experts. He stated that due to additional tree removal this year, which is anticipated to continue to next year he will be increasing the budget to \$50,000 for next year. Commissioner Holman suggested completing an inventory of the remaining ash trees in order to estimate the cost for removal. Discussion ensued.

A motion to recommend approval to the Board of Aldermen was made by Commissioner Holman and seconded by Commissioner Pelikan. The motion carried unanimously (7-0) by voice vote.

b. Conway Road Sidewalk Contract

Public Works Director Zeltmann stated the contract is to provide a conceptual plan and estimate for a sidewalk on the south side of Conway Road between Hwy 141 and Mason Road. Discussion was held regarding the status of other sidewalk projects, Public Works Director Zeltmann stated staff is seeking grants to offset the cost for sidewalks along Bopp

and Topping. Commissioner Chao suggested speaking with property owners along Conway to see if they are in favor of giving easements before spending money on a conceptual plan. Commissioner Underwood stated that without the conceptual plan it is unknown what easements are needed if any.

Commissioner Underwood moved to recommend approval to the Board of Aldermen, seconded by Commissioner Pelikan. The motion carried unanimously (7-0) by voice vote.

c. Mason Valley Stormwater Project Contract

Public Works Director Zeltmann stated there were seven responsive bidders for this project with T. Hill Construction being the lowest. He explained the project will involve connecting two pipes on the north side of the property to keep the water in the street rather than going through the backyards. In response to Chairman Kinsella, Tim Randick, Project Manager, stated that T. Hill can do a lot more in-house keeping down on overhead and cutting out the need to hire as many subcontractors.

A motion to recommend approval to the Board of Aldermen was made by Commissioner Chao and seconded by Commissioner Holman. The motion carried unanimously (7-0) by voice vote.

d. Sellenriek Stormwater Project – Status

Mr. Randick explained that the impacted property owners and subdivision trustees had been contacted earlier this year with the conceptual plan but staff has received no further contact and believes that they do not wish to move forward with this project. He stated that in order for this project to be placed on an inactive status the property owners have to be provided a list of conditions to complete before being placed back in active status. He explained that staff is recommending to collect a \$20,000 escrow, as that is roughly the amount left in the design contract, which can be returned after all easements and agreements have been executed.

After discussion, Commissioner Wunderlich moved for approval of the conditions proposed by staff and seconded by Commissioner Pelikan. The motion carried unanimously (7-0) by voice vote.

6) Discussion

a. Reports / Project Updates

Public Works Director Zeltmann reported on the following:

- The asphalt pavement program just started however the concrete slab replacement program is complete
- The price for the Mason Road sidewalk, in conjunction with St. Louis County, increased from \$125,000 to \$175,000
- There is \$25,000 planned in the budget next year for a sidewalk conceptual plan along Ballas Road
- The stormwater project for Oak Springs is completed, Woodmark is 60-70% complete, and the design work for 2717 N Ballas is just starting

b. Mueller Lane Snow Removal

Public Works Director Zeltmann stated that staff has sent a letter to the property owners abutting Mueller Lane that the City will no longer be able to provide snow removal for the street due to unsafe conditions. He explained that staff and contractors would use Kropp Lane as a turnaround during snow removal however since the drive has been removed there is no other area on the roadway that provides for another turnaround.

Jack and Jackie Tejcek, 2306 Mueller Lane, stated that the owners on Mueller Lane have had to pay to maintain both Mueller Lane and Kropp Lane in the past and why should they now have to pay for snow removal since it has been done by the City for years.

Mr. Randick stated a truck would have to back down the length of Mueller Lane from Clayton Road without a turnaround. He added that in order for private streets to be plowed the conditions must meet minimum standards and without a turnaround snow removal provides unsafe conditions for staff and contractors.

c. 2024 Stormwater Project's Budget

Public Works Director Zeltmann reported that the construction for the Westmoor stormwater project was removed from the 2024 budget when the estimated cost increased. He explained that with the cost increase and number of proposed sidewalk projects the City Administrator asked if the Commission could discuss whether sidewalks or stormwater should be prioritized.

The Commission deliberated at length regarding the merits and disadvantages of sidewalks and stormwater. Commissioner Chao stated that while sidewalks improve connectivity they are not a one-time investment and require ongoing costs and maintenance. Commissioner Holman stated that the Laurel Lakes stormwater project costed over a million dollars and only benefitted five property owners and that project is what prompted the revisions of the stormwater program. Commissioner Underwood stated that many of the stormwater projects cannot feasibly be completed by just the property owners and that if the Westmoor project is not moving forward then all the staff time and money spent on design is wasted.

Mr. Tejcek stated that in the case of the Summerhill stormwater project this was broken up into three smaller projects but as a whole it benefits the entirety of residents on Summerhill.

Commissioner Holman voiced that a review of both sidewalks and stormwater in there totality would be needed in order to know which should be prioritized.

Chairman Kinsella reported that the snow removal contract with T. Hill Construction was approved the Board of Aldermen unanimously. He also reported that he was appointed to the Planning & Zoning Commission and that this would be his last meeting as the Public Works Commission Chair.

- e. **Adjournment** – On motion of Commissioner Holman, seconded by Commissioner Chao and unanimously confirmed by voice vote, the meeting adjourned at 8:26 P.M.