

**CITY OF SUNSET HILLS
BOARD OF ALDERMEN
A G E N D A
SEPTEMBER 11, 2018
6:00 P.M.**

A meeting of the Board of Aldermen will be held in the Robert C. Jones Auditorium at City Hall, 3939 S. Lindbergh Boulevard

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. APPROVAL OF MINUTES

Approval of the minutes of the August 14, 2018 regular and closed session meeting

Documents:

[MINUTES BOA 8 14 18.PDF](#)

4. POW-MIA CITY PRESENTATION

5. PROCLAMATIONS

a) Proclaim the week of September 17-23, 2018 as "Constitution Week"

b) Proclaim the month of September 2018 as National Suicide Prevention Awareness Month

Documents:

[PROCLAMATION - CONSTITUTION WEEK 2018.PDF](#)
[PROCLAMATION - SUICIDE AWARENESS MONTH.PDF](#)

6. CONSENT AGENDA

a) Bills to be approved

b) Request by Sunset Hills Parks Department for an annual Retail Liquor by the Drink license

c) Request by Swank Motion Pictures Inc, to hold their annual employee BBQ in the parking lot
at 10795 Watson Road

d) Budget adjustments

Documents:

[CONSENT AGENDA EXPENSE APPROVAL REPORT.PDF](#)
[CONSENT AGENDA SUNSET HILLS PARKS LIQUOR LICENSE APPLICATION.PDF](#)
[CONSENT AGENDA SWANK ANNUAL EMPLOYEE APPRECIATION SPECIAL-EVENT-REQUEST-FORM \(3\).PDF](#)
[CONSENT AGENDA BUDGET ADJUSTMENTS AUGUST 2018.PDF](#)
[CONSENT AGENDA BUDGET AMENDMENT CHANGE ORDER MEMO TO SUNSET HILLS 8-24-18.PDF](#)

7. PUBLIC HEARING

PUBLIC HEARING: The Board will consider a petition for an Amended Development Plan, submitted by Civil Engineering Design Consultants (CEDC) for Jubilee Church, to construct a church at 10801 Sunset Office Drive

PUBLIC HEARING: Establish the annual rate of tax levy for the year of 2018 on all property within the City of Sunset Hills, Missouri

Documents:

[PUBLIC HEARING.PDF](#)
[PUBLIC HEARING PROPERTY TAX RATES 2018.PDF](#)

8. PUBLIC COMMENT

9. OLD BUSINESS

9.I. Bill No. 13

An Ordinance providing for the approval of a Subdivision Plat for a lot split of the property at 10229 East Watson Road as provided in Appendix A, Section 4 of the Code of Ordinances of the City of Sunset Hills, Missouri

SECOND READING

Documents:

[BILL NO 13 10229 EAST WATSON LOT SPLIT 8 8 18.PDF](#)
[BILL NO 13 1\) P-15-18 APPLICATION.PDF](#)
[BILL NO 13 2\) P-15-18 STAFF REPORT.PDF](#)
[BILL NO 13 3\) P-15-18 SITE PLAN.PDF](#)
[BILL NO 13 4\) P-15-18 SECOND READING REQUEST.PDF](#)

9.II. Bill No. 14

An Ordinance granting an Amended Conditional Use Permit to Dr. Abid Nisar dba Nismark LLC for the expansion and rebranding of an existing hotel building at 1580 South Kirkwood Road

SECOND READING

Documents:

[BILL NO 14 NISMARK LLC AMENDED CUP 8 8 18.PDF](#)
[BILL NO 14 1\) P-16-18 APPLICATION.PDF](#)
[BILL NO 14 2\) P-16-18 STAFF REPORT.PDF](#)
[BILL NO 14 3\) P-16-18 SITE PLAN.PDF](#)
[BILL NO 14 4\) P-16-18 PUBLIC HEARING.PDF](#)
[BILL NO 14 5\) P-16-18 SECOND READING REQUEST.PDF](#)

9.III. Bill No. 15

An Ordinance providing for the approval of a Subdivision Plat for a lot consolidation to combine two lots at 9262 Rott Road as provided in Appendix A of the Code of Ordinances of the City of Sunset Hills, Missouri

SECOND READING

Documents:

[BILL NO 15 LOT CONSOLIDATION ROTT ROAD 8 8 18.PDF](#)
[BILL NO 15 1\) P-19-18 APPLICATION.PDF](#)
[BILL NO 15 2\) P-19-18 STAFF REPORT.PDF](#)

BILL NO 15 3) P-19-18 SITE PLAN.PDF
BILL NO 15 4) P-19-18 SECOND READING REQUEST.PDF

9.IV. Bill No. 16

An Ordinance approving an Amended Development Plan for Edison Real Estate, LLC to allow changes to the Final Development Plan for the property located at 3720 South Lindbergh Boulevard

SECOND READING

****Petitioner has requested this be postponed to the October 9, 2018 meeting***

Documents:

BILL NO 16 EDISON REAL ESTATE AMENDED DEV PLAN 8 8 18.PDF
BILL NO 16 1) P-20-18 APPLICATION.PDF
BILL NO 16 2) P-20-18 STAFF REPORT.PDF
BILL NO 16 3) P-20-18 REVISED SITE PLAN.PDF
BILL NO 16 4) P-20-18 TRAFFIC STUDY MEMO.PDF
BILL NO 16 5) P-20-18 TRAFFIC STUDY.PDF
BILL NO 16 6) P-20-18 MODOT TRAFFIC STUDY RESPONSE.PDF
BILL NO 16 7) P-20-18 SOUND STUDY.PDF
BILL NO 16 8) P-20-18 PUBLIC HEARING.PDF

9.V. Bill No. 17

An Ordinance granting a Conditional Use Permit to Edison Real Estate, LLC for operation of a Development containing motor vehicle oriented businesses, including a gas station with convenience store, car wash and drive through restaurant at 3720 South Lindbergh Boulevard

SECOND READING

****Petitioner has requested this be postponed to the October 9, 2018 meeting***

Documents:

BILL NO 17 EDISON REAL ESTATE CUP.PDF
BILL NO 17 1) P-21-18 APPLICATION.PDF
BILL NO 17 2) P-21-18 STAFF REPORT.PDF
BILL NO 17 3) P-20-18 REVISED SITE PLAN.PDF
BILL NO 17 4) P-21-18 TRAFFIC STUDY MEMO.PDF
BILL NO 17 5) P-21-18 TRAFFIC STUDY.PDF
BILL NO 17 6) P-21-18 PUBLIC HEARING.PDF

9.VI. Bill No. 18

An Ordinance granting an Amended Conditional Use Permit to Syberg's Watson Property LLC for changes to the approved Conditional Use Permit for the construction of an office building at 10150 Watson Road

SECOND READING

Documents:

BILL NO 18 SYBERGS WATSON PROPERTY AMENDED CUP.PDF
BILL NO 18 1) P-24-18 APPLICATION.PDF
BILL NO 18 2) P-24-18 STAFF REPORT.PDF
BILL NO 18 3) P-24-18 SITE PLAN.PDF
BILL NO 18 4) P-24-18 PETITIONER INFORMATION.PDF
BILL NO 18 5) P-24-18 PUBLIC HEARING.PDF

9.VII. Bill No. 19

An Ordinance providing for the approval of a Subdivision Plat for a lot split of the property at 10150 Watson Road as provided in Appendix A, Section 4 of the Code of Ordinances of the City of Sunset Hills, Missouri

SECOND READING

Documents:

[BILL NO 19 10150 WATSON LOT SPLIT 8 8 18.PDF](#)
[BILL NO 19 1\) P-25-18 APPLICATION.PDF](#)
[BILL NO 19 2\) P-25-18 STAFF REPORT.PDF](#)
[BILL NO 19 3\) P-25-18 SITE PLAN.PDF](#)
[BILL NO 19 4\) P-25-18 REVISED SITE PLAN.PDF](#)

9.VIII. Bill No. 20

An Ordinance amending standards for motor vehicle oriented businesses by requiring reimbursement for a traffic study

SECOND READING

Documents:

[BILL NO 20 TRAFFIC STUDY REIMBURSEMENT 7 11 18.PDF](#)
[BILL NO 20 1\) P-27-18 APPLICATION.PDF](#)
[BILL NO 20 2\) P-27-18 STAFF REPORT.PDF](#)
[BILL NO 20 3\) P-27-18 PUBLIC HEARING.PDF](#)

9.IX. Bill No. 21

An Ordinance prohibiting fixed basketball poles in the rights-of- way

SECOND READING

Documents:

[BILL NO 21 BASKETBALL POLE ORD 7 11 18.PDF](#)

9.X. Bill No. 22

An Ordinance authorizing eminent domain proceedings against certain real property known and numbered as 3751 S. Lindbergh Boulevard

SECOND READING

Documents:

[BILL NO 22 SALADIN EMINENT DOMAIN.PDF](#)
[BILL NO 22 SALADIN LEGAL AND PLATS.PDF](#)

10. CITY OFFICIAL AND COMMITTEE REPORTS

- City Clerk/City Administrator, Eric Sterman
- Director of Finance, Susanna Messmer
- Chief of Police, Stephen Dodge
- City Attorney, Robert E. Jones
- City Engineer, Bryson Baker
- Director of Parks & Recreation, Gerald Brown

Committee Reports

- a) Finance Committee -Alderman Colombo
- b) Economic Development Committee – Alderman Baebler

- c) Parks & Recreation Commission – Alderman Bersche
- d) Police Advisory Board – Alderman Bersche
- e) Public Works Committee- Alderman Krueger

Documents:

[REPORTS PD STATISTICS.PDF](#)
[REPORTS PW ENGINEER.PDF](#)
[REPORTS PARKS SEPT-2018.PDF](#)
[REPORTS COLLECTORS.PDF](#)
[REPORTS TREASURERS .PDF](#)
[REPORTS EXPENDITURE REPORT.PDF](#)
[REPORTS BALANCE SHEETS.PDF](#)
[REPORTS ADMIN.PDF](#)
[REPORTS COURT.PDF](#)

11. NEW BUSINESS

11.I. Bill No. 24

An Ordinance providing for the approval of a Subdivision Plat for Kennerly Grove Subdivision as provided in Appendix A, Section 5 of the Code of Ordinances of the City of Sunset Hills, Missouri

FIRST READING

** Petitioner has requested a second reading*

Documents:

[BILL NO 24 KENNERLY GROVE MINOR SUB.PDF](#)
[BILL NO 24 KENNERLY 2ND READING REQUEST LETTER.PDF](#)
[BILL NO 24 1\) P-23-18 APPLICATION.PDF](#)
[BILL NO 24 2\) P-23-18 STAFF REPORT.PDF](#)
[BILL NO 24 3\) P-23-18 SITE PLAN.PDF](#)

11.II. Bill No. 25

An Ordinance approving an Amended Development Plan for Jubilee Church to allow a Church in the final Development Plan for the property located at 10801 Sunset Office Drive

FIRST READING

Documents:

[BILL NO 25 JUBILEE CHURCH AMENDED DEV PLAN.PDF](#)
[BILL NO 25 1\) P-26-18 APPLICATION.PDF](#)
[BILL NO 25 2\) P-26-18 STAFF REPORT.PDF](#)
[BILL NO 25 3\) P-26-18 SITE PLAN.PDF](#)
[BILL NO 25 4\) P-26-18 PETITIONER INFORMATION.PDF](#)
[BILL NO 25 5\) P-26-18 PUBLIC HEARING.PDF](#)

11.III. Bill No. 26

An Ordinance establishing the annual rate of tax levy for the year of 2018, on all property within the City of Sunset Hills, Missouri

FIRST READING

**Staff has requested a second reading*

Documents:

[BILL NO 26 PROPERTY TAX ORD 8 30 18.PDF](#)

[BILL NO 26 PROPERTY TAX RATES 2018 PUBLIC HEARING.PDF](#)

11.IV. Resolution No. 478

A Resolution approving a contract with Anthem and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 478 MEDICAL INSURANCE CONTRACT 2018.PDF](#)

11.V. Resolution No. 479

A Resolution approving a contract with Delta Dental and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 479 DENTAL INSURANCE CONTRACT 2018.PDF](#)
[RESOLUTION NO 479 DELTA DENTAL PROPOSAL.PDF](#)

11.VI. Resolution No. 480

A Resolution approving a contract with Mettler Development and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 480 PARKS RESTROOM GRANT CONTRACT.PDF](#)
[RESOLUTION NO 480 1\) MEMO.PDF](#)
[RESOLUTION NO 480 2\) BID.PDF](#)
[RESOLUTION NO 480 3\) MINNIE HA HA PARK.PDF](#)
[RESOLUTION NO 480 4\) GEMPP CONSERVATION AREA.PDF](#)
[RESOLUTION NO 480 5\) ESCHBACH PARK.PDF](#)

12. APPOINTMENTS

None

Re-appointments:

13. GENERAL DISCUSSION

14. REQUEST TO MEET IN CLOSED SESSION PURSUANT TO 610.21.3 AND 610.21.1
RSMo TO DISCUSS REAL ESTATE & LEGAL MATTERS

Documents:

[CLOSED AGENDA BOA MEETING SEPTEMBER 11 2018.PDF](#)

15. ADJOURNMENT