CITY OF SUNSET HILLS

BOARD OF ALDERMEN

A G E N D A

July 12, 2016

7:00 P.M.

1. **Pledge of Allegiance**

2. **Roll Call**

3. **Approval of the minutes of the May 24, 2016 and June 14, 2016 meetings.**

4. **Employee service recognition;**

   - **Police Officer Greg Schnittker, 10 years of service**
   - **Jerry Eime, Public Works, 5 years of service.**

5. **Recognition of Community Service:**

   - **Aidan Sengupta, Lend a Book Program.**

6. **Proclaim July 1, 2016 as Laumeier Sculpture Park Day, commemorating their 40th Birthday Celebration. Festivities to be held July 16, 2016.**

7. **Requests to be heard:**

   a) **St. Justin Martyr Church Annual Fall Festival September 16-17, 2016 located at 11910 Eddie & Park Road.**

   b) **Full Throttle Magazine, 8th Annual Grease, Gears and Grooves event September 10, 2016. 11872 Gravois Road- Sunset Ford.**

   c) **Request for temporary liquor license from St. Justin Martyr Church to serve alcohol at their annual Fall Festival September 16-17, 2016.**

   d) **Request for temporary liquor license from Halfway Haus to serve alcohol September 10, 2016 at the special event Grease, Gears and Grooves.**

   e) **Request from Vanderbilt Homes to have a variance granted for a proposed septic system at 12871 Weber Hill Road.**

8. **PUBLIC HEARING: Final Development Plan, submitted by Don Jacobsmeyer, to re-develop the site at 10300 Watson Road (AKA Color Art Building).**

   PUBLIC HEARING: Amended Development Plan submitted by Sunbelt Rentals for the installation of above ground fuel tanks at 13084 Gravois Road.

9. **Old Business:**

   Bill No. 10 – An ordinance regarding open meetings and records policy
   SECOND READING

   Bill No. 11 – An ordinance amending the procedures for the second reading of a Bill at the same meeting
   SECOND READING

   Bill No. 12 – An ordinance providing for the approval of a subdivision plat for a lot split of the property at 13 Roosevelt Drive as provided in Appendix A, section 4 of the code of ordinances of the City of Sunset Hills, Missouri
   SECOND READING

   Bill No. 13 – An ordinance creating the Capital Improvement Committee
   SECOND READING

10. **City Official and Committee Reports:**

⇒ **Deputy City Clerk, Lori A. Stone**
⇒ **Accounting Manager, Bill Lehmann**
⇒ **Chief of Police, William LaGrand**
⇒ **City Attorney, Robert E. Jones**

- **Discussion of an ordinance amending Chapter 18, Article I, Section 1 with respect to Alternative Community Service**

⇒ **City Engineer, Bryson Baker**
⇒ **Director of Parks & Recreation, Gerald Brown**
⇒ **Treasurer/Collector, Michael Sawicki**

Committee Reports

a) **Finance Committee – Alderman Gau**
b) **Economic Development Committee – Alderman Baebler**
c) **Parks & Recreation Commission – Alderman Kostial**
d) **Personnel Committee – Alderman Baebler**
e) **Police Advisory Board – Alderman Bersche**
f) **Public Works Committee – Alderman Musich**
g) **Website Committee – Alderman Baebler**

11. **New Business:**

Bill No. 15 – An ordinance approving a final development plan for Don Jacobsmeyer to redevelop the site at 10300 Watson Road.
FIRST READING (Petitioner has requested a second reading)

Bill No. 16 – An ordinance providing for the approval of a subdivision plat for a lot consolidation of the property at 424 Handy Street, 415 Spears Street and 421 Spears Street as provided in Appendix A of the Code of Ordinances of the City of Sunset Hills, Missouri.
FIRST READING

Bill No. 17 – An ordinance approving an amended development plan for Sunbelt Rentals, Inc. to add two above ground fuel tanks on the property at 13084 Gravois Road.
FIRST READING

Bill No. 18 – An ordinance amending sections 4-51 and 4-52 of the Sunset Hills City Code relating to prohibited conduct for licensees authorized to dispense alcoholic beverages.
FIRST READING

Resolution No. 389 – A resolution deeming it necessary to construct a slide at the aquatic facility.

Resolution No. 390 – A resolution deeming it necessary to construct a fitness trail and restroom that will serve its citizens as well as the traveling public.

12. Requests to be heard – Non Agenda Subject

13. Invoices to be approved.

14. Appointments

a.) Elizabeth Huonker Ward 2- Economic Development Committee. Replacing Scott Haggerty

b.) Pam Livingston Ward 3 - Parks and Recreation Commission- at large position. (Doug McGuire moved from at large to Ward 1 position)

Reappointments

a.) Bill Taylor Ward 2- Economic Development Committee

b.) Richard Gau Ward 1- Economic Development Committee

15. A motion to hold a closed meeting, vote and record immediately following adjournment of the August 9, 2016 and August 23, 2016 meetings.

16. Request to meet in closed session pursuant to 610.21.3 and 610.21.1 RSMo to discuss personnel matters and litigation.

17. Adjournment

MINUTES OF THE SPECIAL MEETING AND WORK SESSION

OF THE BOARD OF ALDERMEN

OF THE CITY OF SUNSET HILLS MISSOURI

HELD ON MAY 24, 2016

BE IT REMEMBERED that the Board of Aldermen of the City of Sunset Hills, Missouri met in a special meeting-work session at Public Works Conference room City Hall, 3939 S. Lindbergh Blvd., in said City on Tuesday, May 24th, 2016. The meeting convened at 6:20 p.m.

Special Meeting:

The meeting began with those present standing for the reciting of the Pledge of Allegiance.

Roll Call

Present:

Pat Fribis	-Mayor	
Richard Gau	-Alderman – Ward I	
Denetra Baebler	-Alderman – Ward I	
Thomas Musich	-Alderman – Ward II	
Steve Bersche	-Alderman-- Ward II	
Keith Kostial	-Alderman – Ward III	via Video Conference
Kurt Krueger	-Alderman – Ward III	
Thompson Price	-Alderman – Ward IV	
Robert E. Jones	-City Attorney	

DISCUSSION OF POSSIBLE APPOINTMENT OF 4TH WARD ALDERMAN

Mayor Fribis stated a decision had decided to nominate Mark Columbo for the vacant alderman position in Ward IV. Alderman Bersche made a motion to appoint Mark Colombo as Ward IV Alderman. Alderman Musich seconded the motion and it was unanimously approved.

Alderman Gau stated that at the Finance Committee the previous evening there was discussion regarding the city's five year plan capital improvement plan and the need to formalize the Capital Improvement Committee to help ensure that the plan is kept up to date. Alderman Gau made a motion for Mr. Jones to draft an ordinance creating the Capital Improvement Committee along with the Committee's role and to submit the ordinance to the Board of Alderman for consideration at the June meeting. Alderman Musich seconded and it was unanimously approved.

ADJOURNMENT

Alderman Gau made a motion to adjourn special meeting at 6:25 pm. Seconded by Alderman Bersche and it was unanimously approved.

Work Session: Meeting convened at 6:26 pm.

Roll Call

Present:

Pat Fribis	-Mayor	
Richard Gau	-Alderman – Ward I	
Denetra Baebler	-Alderman – Ward I	
Thomas Musich	-Alderman – Ward II	
Steve Bersche	-Alderman-- Ward II	
Keith Kostial	-Alderman – Ward III	via Video Conference
Kurt Krueger	-Alderman – Ward III	
Thompson Price	-Alderman – Ward IV	
Robert E. Jones	-City Attorney	

DISCUSSION ON VIDEO CONFERENCING PROPOSAL

Mayor Fribis asked if anyone had any comments regarding video conferencing. Attorney Jones explained the draft ordinance. He followed the Missouri Municipal League video conference policy. Attorney Jones stated he added Section 2-34 which is not part of MML policy titled journal of minutes and records of voting. This is part of the Sunshine Law regarding journalizing of minutes and record of voting. This will be inserted (if this bills passes) into the City's code immediately before the video conferencing policy. Attorney Jones stated he inserted the language of the Sunshine Law excerpt the references to Section 2-35 which is video conferencing policy. Attorney Jones stated that if the board wants to pass an ordinance like this, we will be adopting word for word the section of the sunshine law with regards to minutes and voting. It then will accept the video conferencing policy which is an elaboration of what is permitted under the Sunshine Law.

Attorney Jones stated he made changes in the format from the MML policy most notably sub paragraph C. The frequency use of video conferencing attendance, Attorney Jones stated he inserted the "2" for the limitation of the number of meetings based on the last month's discussion. Attorney Jones stated he added the language unless otherwise approved by the members in physical attendance. Attorney Jones stated this way the board could waive this and allow more participation through video conference.

Additional discussion and viewpoints were heard from several board members regarding the use of I-pads (viewing and videotaping), if eight I-pads were present does this constitutes a quorum, duties of an alderman, past absentees of previous board members, possibly changing work schedules or meeting nights. Attorney Jones answered some of these questions referring to the MML policy.

Ordinance for suspension of the rules for 2nd reading of a bill (Section 2-31)

Mayor Fribis stated she has noticed in the last few years that more and more people are requesting second readings. Mayor Fribis feels there is not enough time for the Aldermen to discuss the issue between meetings. Attorney Jones stated Ballwin has a board policy manual and it states that if any Alderman votes against the second reading at the same meeting, it is held over until the next meeting.

Mayor Fribis said there will be times when issues do come up and votes are unanimous and it's okay. But if just one Alderman has a question it should be held over until next meeting. Discussion was held amongst several Aldermen and was decided to add this topic to next month's agenda.

Discussion of Bill #5 a Conditional Use Permit for 3751 S. Lindbergh Blvd. (Jimmy John's)

Alderman Musich read Bill #5.

Alderman Baebler distributed two documents one pertaining to the Department of Revenue driver guide. It states that a two lane-left turn lane are not to be used as travel lanes nor can a vehicle drive more than 500 feet, or use to enter the roadway from the side street. Alderman Baebler stated she has witnessed this and could see how this would be a problem and a bigger problem with the drive-thru restaurant.

Alderman Baebler referenced Sunset Hills Code of Ordinances regarding vehicles driving on right half of roadway and not on shoulder of roads. Alderman Baebler compared other restaurants to the size of their lots, whereas Jimmy John's has two other facilities on a 1.18 acre. Lengthy discussion and questions from the Board directed to Alderman Baebler pertaining to what exactly the residents are against, possible compromising between the residents and developer, parking spaces, and entrance from Lindbergh.

Discussion of Bills #6 and #7 regarding Despotis Trust petitions for a Change of Zoning and Preliminary Development Plan

Alderman Krueger read Bill #6 and #7.

Alderman Baebler stated that residential voters are interested in building on this property. Alderman Baebler recapped all the different suggestions on what to build on these lots. Mr. Jones was asked how this plan got introduced on the agenda. Attorney Jones explained that a petition was submitted by the developer for re-zoning and for a development plan which then goes to planning and zoning then to the board. Mr. Jones was asked what happens if we deny this. Attorney Jones explained the previous litigation between Despotis Trust and City of Sunset Hills in which a judgment was granted in 1981. Additional questions from the aldermen were discussed. Alderman Baebler asked Attorney Jones if he has received the protest from the residents. Attorney Jones stated he has not seen one.

Alderman Kostial asked how many times something can be tabled. Attorney Jones replied if there is a good reason, indefinitely, but eventually if you have a matter before a vote is required within a reasonable amount of time. Planning and zoning is required to recommend within 90 days. Tabling for additional discussion for a month or two or longer is fine. Alderman Kostial asked if this petition is denied what are the legal ramifications, can they sue the City. Attorney Jones stated the court examines if the existing zoning is reasonable and not the City's decision to re zone it. Several questions and discussions regarding re-zoning, what lots Despostis owns, and leaving this residential were raised.

Request to meet in closed session for personnel and litigation pursuant to RSMo Sections 610.021 (1), (3) and (13).

Roll Call Vote:

Alderman Price	Aye
Alderman Baebler	Aye
Alderman Kostial	Aye
Alderman Gau	Aye
Alderman Musich	Aye
Alderman Krueger	Aye
Alderman Bersche	Aye

There being 7 AYE votes and 0 NAY votes, the motion passed.

A motion to adjourn was made by Alderman Musich and seconded by Alderman Price. It was unanimously approved. The meeting adjourned at 8:37 pm.

Recording Secretary

Dede Hendricks

Dede Hendricks

MINUTES OF THE REGULAR MEETING

OF THE BOARD OF ALDERMEN

OF THE CITY OF SUNSET HILLS MISSOURI

HELD ON JUNE 14, 2016

BE IT REMEMBERED that the Board of Aldermen of the City of Sunset Hills, Missouri met in regular session at City Hall, 3939 S. Lindbergh Blvd., in said City on Tuesday, June 14, 2016. The meeting convened at 7:01 p.m.

The meeting began with those present standing for the reciting of the Pledge of Allegiance.

Roll Call

Present:

Patricia Fribis	-Mayor
Denetra Baebler	-Alderman – Ward I
Richard Gau	-Alderman – Ward I
Steve Bersche	-Alderman – WARD II
Thomas Musich	-Alderman – WARD II
Kurt Krueger	-Alderman – WARD III
Keith Kostial	-Alderman – WARD III
Thompson Price	-Alderman – WARD IV
Bill Lehmann	-Accounting Manager
Lori Stone	-Deputy City Clerk
William LaGrand	-Chief of Police
Bryson Baker	-City Engineer
Gerald Brown	-Director of Parks and Recreation
Robert E. Jones	-City Attorney

Absent:

Michael Sawicki	-City Collector

Note: Alderman Mark Colombo was seated after being sworn in.

APPROVAL OF THE MINUTES

Copies of the Minutes of the May 10, 2016, Board of Aldermen meeting were distributed to the members for their review. Alderman Musich made a motion to accept the minutes of May 10, 2016 with corrections. Alderman Baebler seconded the motion, and it was unanimously approved.

Administer oath of office to new elected officials

Ms. Stone administered the oath of office to Mark Colombo, appointee-Alderman Ward IV.

Alderman Colombo is now a member of the board.

Alderman Colombo thanked the Mayor for the appointment and stated it's an honor. Alderman Colombo also thanked the Board of Aldermen and his family for their support.

Employee Service Recognition

Chief LaGrand recognized two officers each with 5 years of service. Lee Johnson came to Sunset Hills from St. Ann and Jeff Senior came to Sunset Hills from Jennings. Both have done an outstanding job and both have earned multiple awards and letters of appreciation.

Recognition of Community Service- Aidan Sengupta

Mayor Fribis stated Aidan Sengupta, could not be here this evening and will be recognized in September.

Requests to be heard

PUBLIC HEARING: The City of Sunset Hills held a public hearing to discuss the allocation of $22,000 in Community Development Block Grant funds which will become available after January 1, 2017.

Alderman Baebler read the public hearing. There were no questions or comments from any residents about the program or the handouts in the lobby.

The Mayor closed the Public Hearing.

Old Business

Bill No. 5 – An ordinance granting a Conditional Use Permit to Stephen Saladin, to construct and operate a drive–thru restaurant at 3751 South Lindbergh. Second Reading

Alderman Gau read Bill No. 5 for a second reading.

Mayor Fribis asked for any citizens comments.

Mr. Jerry Wallach, attorney, stated he represents the neighbors of this project. Mr. Wallach stated the concerns are the traffic and the left turn lane, the speaker associated with the drive thru, the noise, and the three businesses in a small area. Mr. Wallach noted that there is a Jimmy John's near his office and they can hear the speaker in their building. So the neighbors will be living with this sound also.

Mr. Mike Courtois of 3726 Sunset Chase was present and stated he hopes that all parties can reach a compromise. Mr. Courtois also reiterated the noise level, traffic problems, etc. Mr. Courtois stated the buffering for nearby residents, eliminating mature line of buffering trees and replacing them with a sunken fence and the overcrowded three use nature of the design were the concerns. Mr. Courtois stated that if alterations in the plan could be made to remove or moderate those problems, the residents would reconsider withdrawing our opposition.

Mr. Mark Doering of Doering Engineering and Steve Saladin of Jimmy John's were both present. Mr. Doering recapped some of the issues at hand. The buffering is in accordance with City requirements and a sound study was conducted and included with the application. The menu board and speaker are up at Lindbergh so the noise would be comparable to what is already coming from Lindbergh. The existing site has three buildings with three different uses on it right now. Mr. Doering then read line by line the City Ordinance on Conditional Use Permit approval. Mr. Doering stated his opinion that Jimmy John's has met all of the criteria listed.

Alderman Baebler stated the existing three buildings were not three different businesses. Mr. Doering stated he stands corrected. Alderman Baebler stated her burden is not only to comply with minimum standards but also to protect the residents' interests.

Alderman Bersche directed a question to Mr. Baker regarding the parking spaces and that the plan is over parked. What is the process to eliminate the parking spaces and bring the drive thru closer to get it away from the residential neighborhood? Alderman Bersche suggested the plan could have a berm, fence and have more buffering.

Mr. Baker said the drive-thru cannot be any further away from the residents. Mr. Baker stated regarding the parking spaces Jimmy John's would have to start the process over for getting the Conditional Use Permit, and then back to P&Z with an amended plan and then a variance from the Board of Adjustment. Mr. Baker stated in order to get a variance they have to prove a hardship on why they are getting rid of parking spaces. Alderman Bersche asked if the Board could expedite the process and explain the hardship so the residents and developer could have a middle ground. Mr. Baker said this would be possible but the plan would still have to meet the criteria. He also stated that it could get approved and if it didn't warrant a hardship then it could be denied.

Alderman Gau asked Attorney Jones can the Board of Alderman step in and grant or approve that plan without the Board of Adjustment granting the variance. Alderman Gau stated he thought the Board of Aldermen had the final say.

Attorney Jones answered the only way the Board would be able to approve it would be an amended ordinance that would reduce the number of parking spaces required in a particular site like this. Alderman Gau stated so the Board could take up modifying the ordinance rather than going to the Board of Adjustment. Attorney Jones answered correct.

Mr. Baker stated modifying the ordinance might not be best for the entire city but it is something the staff can look at. Mr. Baker stated he was planning on addressing it during the rewriting of the ordinance. Alderman Gau asked what the process is if the board wanted to expedite this, would this go first to Public Works, Planning & Zoning or the Board. Mr. Baker suggested presenting the ordinance at the next meeting. Mr. Jones stated it does not need to go to Planning and Zoning. Mr. Jones stated a previous discussion was to create a Lindbergh Blvd. overlay which would allow the City to relax setbacks and standards, buffers and things like

that in connection with site development approval. Alderman Gau mentioned another issue brought up was the entrance, and would like to see it wider, in and out. Mr. Saladin stated the traffic engineer wanted it narrower to elevate conflicts in the drive thru isle. Mr. Jones stated that if the developer needed to change more than just the entrance way it would need to go back to planning and zoning.

Alderman Bersche stated that if the changes just mentioned would be done and the parking spaces would be eliminated, making the buffer wider and has a berm with a privacy fence. Would that elevate some of the residents' concerns? Alderman Baebler stated she would still like to see a meeting and talk, before they go back to planning and zoning. Mr. Saladin stated in January he did meet with Mr. Courtois and Mr. Wyman and left the plans and some business cards. He stated he offered to get a meeting room but did not get any takers. Mr. Saladin stated he didn't feel the need to push it. Mr. Saladin said if all three parties involved wanted to get together then that would be fine with him. Alderman Musich asked Mr. Jones can the Board of Aldermen facilitate a meeting. Mr. Jones answered yes but if there is a majority of the Aldermen and it must be posted and made available to the public.

Mayor Fribis asked since this bill has been read a second time can it be tabled until all parties can meet and discuss this. Mr. Jones said yes it can be or the petition can be withdrawn. Mr. Jones stated there are several different ways to handle this, but the petition is only withdrawn by request of the petitioner. Alderman Price stated it can only be approved as it's written and if they meet and there are changes it will need to go through the process again. Mr. Jones stated that's right, so it would be better to table it pending the outcome of the meeting.

Alderman Musich addressed Mr. Saladin stating that this has to be frustrating just as it is with the residents and the Board. Alderman Musich asked if it was possible to sit down with Mr. Wallach, Mr. Courtois, the residents of Maret Drive and Sunset Chase and the (2) Ward One Aldermen and hammer this out.

Mr. Saladin stated he has sat down with Mr. Courtois who has a list, in which he wants the drive thru eliminated. Mr. Saladin response was this was a non-starter for him and would like to work on a resolution regarding the drive-thru staying or I will walk. Mr. Saladin stated that during the talk he had with Mr. Courtois he reiterated that they would do whatever they could to address the concerns. Mr. Saladin stated he would do whatever they asked as long as he could have the drive-thru.

Mr. Doering asked if this could be tabled for two weeks to see if any of these issues could be worked out together. Mr. Jones stated yes that request could be made; it's up to the board. Alderman Gau stated the issue that he is hearing is the buffering which relates to the noise which relates to the parking spots so he believes the Board needs to work on the ordinance.

Alderman Musich stated let's not do the work if it's not going to end up with a positive product. Alderman Musich stated the ordinance doesn't need to be changed or amended if it's not going to facilitate this project.

Brief conversation amongst Aldermen and Mr. Doering regarding the length of time spent on this process and realizes this is the second time presented to the Board. Mr. Saladin stated the process then would be to resubmit to planning and zoning, make a request for Board of Adjustment and then come back for a public hearing and come back in a month for another vote. Mr. Jones replied yes, with the new plan, the City could put together a new bill regarding

parking requirements. Mr. Jones also stated that if the City thoughtfully put a plan together for the Lindbergh overlay district, this should be taken lightly.

Alderman Musich made a motion to table Bill #5. Alderman Price seconded the motion.

Roll Call Vote:

Alderman Baebler	-Aye
Alderman Gau	-Aye
Alderman Bersche	-Aye
Alderman Musich	-Aye
Alderman Krueger	-Aye
Alderman Kostial	-Aye
Alderman Price	-Aye
Alderman Colombo	-Aye

There being 8 AYE votes and 0 NAY votes, the motion passed.

Mayor Fribis declared Bill #5 will be tabled.

Bill No. 6 –POSTPONED DUE TO REQUEST BY PETITIONER

An ordinance approving a change of zoning submitted by George Despotis for the Olga Despotis Trust to change the zoning from R-2 Single Family Residential 20,000 square foot minimum lot size to PD-LC (B) Planned Development-Limited Commercial for the purpose of redeveloping the properties located at 12405,12411 and 12417 West Watson Road. Second Reading.

Bill No. 7 – POSTPONED DUE TO REQUEST BY PETITIONER

An ordinance approving the preliminary Development Plan submitted by George Despotis for the Olga Depostis Trust for commercial development of the properties located at 12405, 12411 and 12417 West Watson Road to allow construction of a bank. SECOND READING.

CITY OFFICIAL AND COMMITTEE REPORTS

A. Deputy City Clerk – Lori Stone made a comment on the public hearing regarding the Community Development Block Grant. The primary objective of approving this is to provide assistances to low and moderate income that are below 80% median income. Ms. Stone stated the assistance will be in the form of forgivable loans and solely administrated through St. Louis County Government Center.

B. Accounting Manager- Bill Lehmann stated financial, treasurer and collector reports are all included in the packet and will be discussed at the next finance meeting. Mr. Lehmann stated the software conversion for the accounting system is going forward.

C. Chief of Police - William LaGrand stated there was nothing to report.

D. City Attorney - Robert E. Jones reported on the City's tele-communications antenna business license, which is a flat of $1,000.00 per antenna. Sprint and Clearwire have not paid their business license fees and they owe over $30,000.00. This happened before in 2012 and a hearing was set before the Board of Aldermen in which the City considered revoking their business licenses and the City did collect the back fees. Mr. Jones stated he wrote a letter on May 26, and sent an email and have heard nothing. He stated Lori Stone has been pursing these two businesses for a year. Mr. Jones stated the same process should be started again and a hearing scheduled for the regular board meeting in August. Mr. Jones reported on the law suit regarding the City of Sunset Hills vs PNC Bank to collect the remaining escrow funds from the Grandview subdivision. This is set for a return on summons on July 5 and there is no attorney entered for PNC as of yet. Mr. Jones stated he will keep us updated on this.

E. City Engineer - Bryson Baker stated the street department crew has finished sidewalk repairs and ADA upgrades in the Sunset Manor area. Sidewalk projects on Eddie & Park, the dog park and the school are underway. The West Watson project; the City is getting ready to take bids and has been delayed due to property acquisition. Mr. Baker stated the goal is to have this completed by the end of the year.

F. Director of Parks & Recreation - Gerald Brown stated the Aquatic Facility is open and membership is up by 10% however daily admission is down by 20%. First swim meet is tonight.

G. GO Committee- no report

H. Treasurer/Collector – Michael Sawicki was not present.

COMMITTEE REPORTS

FINANCE COMMITTEE – Alderman Gau stated nothing to report.

ECONOMIC DEVELOPMENT COMMITTEE – Alderman Baebler reported that Mr. Pat Kelly, president of the Municipal League was a guest speaker on June 9. Alderman Baebler announced a Coffee get together with Crestwood Economic Development Committee to discuss improving relationships with business owners within these two cities, a September date will be announced. Alderman Baebler stated she is taking suggestions for agenda topics for the upcoming year. She stated next meeting is on July 14, at 6 pm.

PARKS & RECREATION COMMITTEE – Alderman Kostial stated Day Camp is going well over 80 children are registered. A family dinner night is planned at the Aquatic Center on June 16, a teen night on June 24. Over the July 4th weekend an assortment of activities are planned. Alderman Kostial gave update on the playground equipment, the committee is reviewing playground designs and a selection will be made by the Board of Aldermen at the June 28 work session.

PERSONNEL COMMITTEE – Alderman Baebler stated the committee is reviewing interest forms for new committee members to fill two vacancies. Alderman Baebler stated the committee is looking into revising the personnel manual.

POLICE ADVISORY BOARD - Alderman Bersche stated nothing new to report.

PUBLIC WORKS COMMITTEE – Alderman Musich recapped the meeting of June 2, stating there is a sanitation issue on Forest Path; this is a work in progress and will be followed up in the next couple of weeks until a resolution is made. Alderman Musich stated an application was received from John King on behalf of some residents of Tapawingo on the Green, manager of Tapawingo and Tapawingo Golf Course requesting the acceptance of these streets for maintenance. This request is now in Public Works. Alderman Musich stated the enhancements for City Hall security and lobby were discussed and this is also a work in progress and will be followed up on a monthly basis. There is a request to purchase some City property at 118 Monica with a possibility of receiving some comps for that. The sidewalk projects were discussed and Alderman Musich commended the staff for doing a good job, he acknowledged Wes Searcy, Asst. City Engineer, for staying on top of these projects.

Alderman Musich stated the next meeting for this Public Works Committee is July 7, 2016 at 6pm in Public Works conference room.

WEBSITE COMMITTEE – Alderman Baebler stated there was nothing to report.

New Business

A request was made by Alderman Kostial to postpone the reading of Bill No. 10

Bill No. 10 – An ordinance regarding open meetings and records policy

Alderman Krueger Bill No. 10 for a first time. Mayor Fribis opened the floor for discussion regarding video conferencing. **FIRST READING**

Alderman Baebler had a question regarding the cost of the video conferencing equipment if this bill would pass. Alderman Kostial stated that there are other ways to have video conferencing without spending any money.

Mayor Fribis asked Alderman Kostial about the suggestions regarding rearranging his work schedule with his employer. Alderman Kostial stated that being an Alderman is a part time job. Mayor Fribis stated she understands that, but it is a very serious job and an elective position. Alderman Kostial agreed.

Alderman Gau asked Mr. Jones whether Bill #10 as it is written requires the City to spend money for equipment. Mr. Jones answered no.

Alderman Baebler stated if the City is going to do this right then the City would need to purchase equipment, the City could not rely on Facetime. Alderman Baebler stated there are a lot of problems with it and issues were raised by the residents and aldermen. Alderman Kostial said he has had no negative feedback from residents; in fact they have been very supportive.

Alderman Kostial read Senate Bill 170. A discussion ensued on what is allowed as video conferencing and the restrictions in both the Senate Bill and the City of Sunset Hills Ordinance Bill #10.

Alderman Gau asked Mayor Fribis to call the question with point of order to move on.

Request to Speak- Jan Hoffman addressed her concerns regarding her attendance at board meetings during her reign as Alderman. She stated Alderman Kostial made incorrect statements about her attendance.

Alderman Baebler questioned on why staff time was used to research former alderman attendance records. Alderman Kostial stated to prove a point and validate video conferencing.

Alderman Musich asked Mr. Jones if Missouri State Law allows for video conferencing without limitation. Mr. Jones replied it does not specify any limitations on video conferencing. The only exception to the requirement is that all members of the elected body be physically present for a roll call vote.

Ms. Hoffman asked Alderman Kostial for a retraction regarding his comments to the reporter of the paper. Ms. Hoffman stated that her reputation was at stake. Alderman Kostial responded that he was sorry if the information he was given and relied upon was incorrect.

Bill No. 11 – An ordinance amending the procedures for the second reading of a Bill at the same meeting.

Alderman Kostial read Bill No. 11 for a first time. Mayor Fribis opened the floor for discussion. No discussion

Bill No. 12 – An ordinance providing for the approval of a subdivision plat for a lot split of the property at 13 Roosevelt Drive as provided in appendix A, section 4 of the cord of ordinances of the City of Sunset Hills, Missouri. FIRST READING

Alderman Gau read Bill No. 12 for a first time. Alderman Gau asked Mr. Baker if the existing house needs to be demolished before the record plat. Mr. Baker answered yes. Mr. Jones stated the Bill needed additional wording indicating the house should be demolished.

Lori Scarlet of 11 Roosevelt Drive stated she opposes the ordinance and lot split and the plan for two additional homes. She stated her property adjoins with 13 Roosevelt and comes within 500 feet on the North side. She is asking for this plan to be tabled in order to give the residents some time to address some concerns regarding the potential impact on wild life, creek issues and trees. Ms. Scarlet also stated she would like some clarity on the rocky land, and answers to a rumor about underground fuel oil issue.

Randy Schoeberg of 9 Roosevelt Drive stated he agrees with Ms. Scarlet. His concerns are that this will disturb the street and the nature. He stated residents on Roosevelt like their privacy.

Megan Gauthier of 14 Roosevelt Drive stated she just heard about this last evening. She gave an assessment of the quality of land and the forestry of the trees and wildlife. Ms. Gauthier stated the home at 13 Roosevelt could be a historical home and could be renovated.

Eric Thias of 13 Roosevelt Drive stated he supports the lot split but not demolition of the house.

Alderman Musich asked Mr. Thias to clarify if he is in favor of a lot split. Mr. Thias answered he is in favor of one, without destroying the original house. Alderman Musich explained according to the plan the lot split goes right through the middle of the house. Mr. Thias clarified that the split goes through the patio.

Alderman Musich addressed Mr. Baker regarding why a suggestion at the Planning and Zoning level was to raze the house. Mr. Baker responded the property is in disrepair and has code violations so the property needs to be repaired or demolished. Mr. Thias responded he is aware that it needs to be repaired. Mr. Baker stated the house needs to become in compliance. Mr. Baker stated he has been working with Ms. Thias who reviewed what it would financially take to make the necessary repairs and decided to ask for a lot split.

Nancy Thias and Lynn Staff sisters of Mr. Thias were present. Ms. Thias stated the property is willed to the two sisters and brother. Ms. Thias stated her mother has entrusted her and her sister Lynn with decisions regarding the property and that they have been granted power of attorney.

Alderman Gau made a motion to amend Bill #12 to state that the house has to be demolished before the record plat can be recorded. Alderman Musich seconded the motion and it was unanimously passed.

Bill No. 13 – An ordinance creating the Capital Improvement Committee.

Alderman Colombo read Bill No. 13 for the first time.

Alderman Gau explained this was a bill that Mr. Jones was asked to draft. Any comments or amendments please let Mr. Jones know because the committee is seeing this for the first time. Alderman Gau stated this came out of the Finance Committee and will keep the 5 year Capital Improvement Plan up to date.

Resolution No. 387 – A resolution declaring Administration and Public Works Department surplus property and authorizing the sale of such property.

Alderman Baebler read Resolution No. 387.

Motion to approve Resolution No. 387 made by Alderman Bersche and seconded by Alderman Gau, and motion passed unanimously.

Annual Liquor License Renewal for Businesses with existing liquor licenses for the period of July 1, 2016 through June 30, 2017.

Motion to approve made by Alderman Gau, and seconded by Alderman Bersche, and motion passed unanimously.

REQUESTS TO BE HEARD (NON-AGENDA)

INVOICES TO BE APPROVED

Alderman Gau made a motion to approve payment of the invoices. Alderman Bersche seconded the motion, and it was unanimously approved.

APPOINTMENTS

a) **Megan Reininger to replace Amanda Kulikowski-Swim & Dive Advisory Committee**

Motion to approve appointment was made by Alderman Musich and seconded by Thompson Price, motion was unanimously approved.

A MOTION TO HOLD A CLOSED MEETING

A motion to hold a closed meeting, vote and record immediately following adjournment of the July 12, 2016 and July 26, 2016 meetings.

Roll Call Vote:

Alderman Price	-Aye
Alderman Baebler	-Aye
Alderman Gau	-Aye
Alderman Krueger	-Aye
Alderman Bersche	-Aye
Alderman Musich	-Aye
Alderman Kostial	-Aye
Alderman Colombo	-Aye

There being 8 AYE votes and 0 NAY votes, the motion passed.

Request to meet in closed session pursuant to 610.21.3 and 610.21.1 RSMo to discuss personnel matters and litigation.

Roll Call Vote:

Alderman Price	-Aye
Alderman Baebler	-Aye
Alderman Gau	-Aye
Alderman Krueger	-Aye
Alderman Bersche	-Aye
Alderman Musich	-Aye
Alderman Kostial	-Aye
Alderman Colombo	-Aye

There being 8 AYE votes and 0 NAY votes, the motion passed.

ADJOURNMENT

Alderman Colombo made a motion to adjourn the meeting after the board returned to open session. The motion was seconded by Alderman Bersche and it was unanimously approved, meeting adjourned at 9:42 pm.

Recording Secretary

Dede Hendricks

Sunset Hills

SPECIAL EVENT REQUEST FORM

Site Plan Provided - A site plan of the property shall be attached to this form upon submittal

Name of event: St. Justin Martyr Fall Festival Date to be held: 9-16-16 & 9-17-16

Day of week: Friday & Saturday Time: 9/16/16 4-11pm 9/17/16 9am-6pm

Brief description of event:

Will music be provided at event? Yes Hours of music: 8pm-11pm

Are tents to be erected? Yes Number of tents: 1

Indicate on site plan approximate location of tents to be erected

Anything over 700 sf requires approval from the appropriate fire district

How many vendors will be participating in this event: 2

Will alcohol be served: Yes

Will there be signage required: No What type and location:

Indicate on site plan approximate location of signage to be erected

How many people are anticipated to attend this event: 300

How will you address parking and site access: on our grounds

Will there be temporary restrooms? No

Indicate on site plan approximate location of temporary restrooms if applicable

How will security be handled? off Duty officers

How will traffic control be handled? —

A representative must attend the meeting to answer any questions the Board of Aldermen may have

All tents and signage must be removed from premises within 24 hours of the event ending.

Fee:

To be completed by City of Sunset Hills :

Board of Aldermen meeting date:

What permits and licenses will be required?

Will a certificate of insurance be required?

SPECIAL EVENT REQUEST FORM

Site Plan Provided - A site plan of the property shall be attached to this form upon submittal

Name of event: 8th ANNUAL GREASE GEARS AND GROOVES Date to be held: SEPTEMBER 10, 2016

Day of week: SATURDAY Time: 10AM-6PM

Brief description of event: FUNDRAISER CAR AND BIKE SHOW

Hosted by Full-Throttle Magazine / 11872 Gravois Rd Sunset FORD.

Will music be provided at event? YES Hours of music: 11AM-4PM

Are tents to be erected? YES Number of tents: 3

Indicate on site plan approximate location of tents to be erected

How many vendors will be participating in this event: 20

Will alcohol be served: YES

Will there be signage required: YES What type and location: 3' X 8' IN FRONT OF DEALERSHIP

Indicate on site plan approximate location of signage to be erected

How many people are anticipated to attend this event: 2500

How will you address parking and site access: WE WILL HAVE LOT ATTENDANTS

Will there be temporary restrooms? YES

Indicate on site plan approximate location of temporary restrooms if applicable

How will security be handled? WE WILL HIRE 2 OFF DUTY SUNSET HILLS OFFICERS

How will traffic control be handled? LOT ATTENDANTS

A representative must attend the meeting to answer any questions the Board of Aldermen may have

All tents and signage must be removed from premises within 24 hours of the event ending.

To be completed by City of Sunset Hills :

Board of Aldermen meeting date: _____

Any modification needed to existing license? _____

Will a certificate of insurance be required? _____

2016 Grease Gears & Grooves!
Rear Entrance
— Sept 10 th —
X
10 X 10 Tent
Old Body Shop Building
Car & Bike Show Area & Vendors
New Car Building
20 X 30 Tent
X
10 X 10 Tent
X
Entrance
Old Building
Gravois Rd
Front → — 2 X 8' Banner —

St. Justin Martyr

RECEIVED
JUN 24 2016
CITY OF SUNSET HILLS

June 21, 2016

City of Sunset Hills
3939 South Lindbergh Blvd.
Saint Louis, Missouri 63127

To Whom It May Concern:

St. Justin Martyr Church requests a permit for a full drink Picnic License at our Fall Festival to be held on our parish grounds Friday, September 16 and Saturday, September 17, 2016.

If you need any further information, please do not hesitate to contact me.

Sincerely yours,

Rev. Joseph A. Weber
Pastor

11910 Eddie & Park • St. Louis, Missouri 63126-2908 • (314) 843-8482 • Fax: (314) 843-8507

City of Sunset Hills

3939 SOUTH LINDBERGH BOULEVARD
SUNSET HILLS, MISSOURI 63127

PHONE: (314) 849-3400
FAX: (314) 849-8110
www.sunset-hills.com

TEMPORARY LIQUOR LICENSE APPLICATION

The undersigned hereby makes application to the City of Sunset Hills Board of Aldermen for a temporary license to sell:

Please check appropriate box below:

☒ 1. ***Not For Profit*** liquor by the drink for consumption on the premises where sold

There shall be a limited permit to sell liquor by the drink for consumption on the premises where sold for a church, school, civic, service, fraternal, veteran, political or charitable club or organization at a picnic, bizarre, fair or other special event gathering. Such permit shall only be issued for the day or days specified and **shall not be for more than seven (7) days per fiscal year**.

For such a permit, the licensee shall pay fifty dollars **($50.00)**
And make a deposit in the amount of three hundred fifty dollars **($350.00)**

Which represents approximately eight (8) man hours of traffic control and police supervision. Any unexpended portion of the aforesaid deposit shall be refunded to the licensee after no other sales of intoxicating occur as a result of the event. Any additional cost incurred, in excess of three hundred fifty dollars ($350.00), shall be billed to the licensee and paid.

☐ **2.** ***For Profit***: liquor by the drink for consumption on the premises where sold

There shall be a limited permit to sell liquor by the drink for consumption on the premises where sold for a for-profit entity at a picnic, bizarre, fair or other special event gathering. Such permit shall only be issued for the day or days specified and **shall not be for more than seven (7) days per fiscal year**.

For such a permit, the licensee shall pay one hundred fifty dollars **($150.00)**
And make a deposit in the amount of three hundred fifty dollars **($350.00)**

Which represents approximately eight (8) man hours of traffic control and police supervision. Any unexpended portion of the aforesaid deposit shall be refunded to the licensee after no other sales of intoxicating occur as a result of the event. Any additional cost incurred, in excess of three hundred fifty dollars ($350.00), shall be billed to the licensee and paid.

****License Fees and Deposit Fees shall be submitted in two separate payments**

Business Name Saint Justin Martyr Catholic Church

Address of business 11910 Eddie and Park Road

State Mo **Zip Code** 63126 **Phone No.** 314-843-8482

E-MAIL ADDRESS business@stjustinmartyr.org

Applicant hereby agrees that if a permit or license is granted upon this application, that applicant or any officer, agent, employee or servant of applicant will not violate any provision of the ordinances of the City of Sunset Hills or any law of the State of Missouri while in or upon the premises of the applicant herein described, nor allow any other person so to do.

Applicant hereby agrees that if the applicant or any of the officers, agents, servants or employees of the applicant shall violate any of the provisions of said ordinances, or the Act of the General Assembly of the State of Missouri, under the authority of which said ordinances were adopted, or any other law of the State of Missouri or ordinance of the City of Sunset Hills, Missouri, relating to the regulation, control, sale, manufacture, possession, transportation or distribution of intoxicating liquor, or fails to obtain and at all times have a license from the State Supervisor of Liquor Control of Missouri, or shall have made or there shall have been made in applicant's behalf a false affidavit in applying for this license, the Board of Aldermen of the City of Sunset Hills may revoke any permit or license issued upon this application in the manner now or hereafter provided by ordinance

Applicant states with reference to ownership of the business that:

a) The owner(s) of the business to be carried on at the location referred to herein is (are)

_____

whose phone number(s) is are _____

b) If a partnership, the names of all partners _____

_____

c) If a corporation, the names of all principal officers Rev. William Kempf

Rev. William Kempf

The registered agent's name and address are _____

11910 Eddie and Park Road, Saint Louis, Missouri 63126

The person signing this application is the applicant or the 314-843-8482

of applicant and has power and authority to make this application and affidavit.

Number of days requested for temporary liquor license 2.00

Location where temporary sales are to be made 11910 Eddie and Park Road

Hours of operation 9/16/16 4-11 p.m. and 9/17/16 9a.m. - 6 p.m.

Missouri Sales Tax ID# 14878046

Missouri Secretary of State registration # N00622527

Applicant hereby states that: No permit issued by the City of Sunset Hills, Missouri, or by the Supervisor of Liquor Control of the State of Missouri under the Acts of the General Assembly of Missouri has been revoked or suspended.

That affiant, or manager in charge of the business in Sunset Hills, Missouri, has not been convicted, since the ratification of the 21st Amendment of the Constitution of the United States, or a violation of the provisions of any law applicable to the manufacture or sale of intoxicating liquor and the applicant does not employ or has not employed in his business any person whose license has been revoked or who has been convicted of violating the provisions of any such law since the date afore-said.

That affiant, or manager in charge of the business in Sunset Hills, Missouri, has not been convicted of any misdemeanor or felony under the laws of the United States, the State of Missouri, or any other state.

That applicant, or applicant's agents and employees, will not violate any law of the State of Missouri, or ordinance of the City of Sunset Hills, nor allow any other person to violate any law in this State or City while in or upon the premises herein; applicant(s) acknowledges that he (it, they) is (are) familiar with the ordinances of the City of Sunset Hills regulating the sale of liquor.

Rev. William Kempf

Applicant's Name (printed or typed)

Rev. William Kempf

Applicant's Signature

Subscribed and sworn before me, _____

_____

_____

City Clerk's Signature

Date of Aldermanic approval:

_____

City of Sunset Hills

3939 SOUTH LINDBERGH BOULEVARD
SUNSET HILLS, MISSOURI 63127

PHONE: (314) 849-3400
FAX: (314) 849-8110
www.sunset-hills.com

TEMPORARY LIQUOR LICENSE APPLICATION

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Please check appropriate box below:

☐ 1. ***Not For Profit*** liquor by the drink for consumption on the premises where sold

There shall be a limited permit to sell liquor by the drink for consumption on the premises where sold for a church, school, civic, service, fraternal, veteran, political or charitable club or organization at a picnic, bizarre, fair or other special event gathering. Such permit shall only be issued for the day or days specified and **shall not be for more than seven (7) days per fiscal year**.

For such a permit, the licensee shall pay fifty dollars **($50.00)**
And make a deposit in the amount of three hundred fifty dollars **($350.00)**

Which represents approximately eight (8) man hours of traffic control and police supervision. Any unexpended portion of the aforesaid deposit shall be refunded to the licensee after no other sales of intoxicating occur as a result of the event. Any additional cost incurred, in excess of three hundred fifty dollars ($350.00), shall be billed to the licensee and paid.

☒ **2.** ***For Profit:*** liquor by the drink for consumption on the premises where sold

There shall be a limited permit to sell liquor by the drink for consumption on the premises where sold for a for-profit entity at a picnic, bizarre, fair or other special event gathering. Such permit shall only be issued for the day or days specified and **shall not be for more than seven (7) days per fiscal year**.

For such a permit, the licensee shall pay one hundred fifty dollars **($150.00)**
And make a deposit in the amount of three hundred fifty dollars **($350.00)**

Which represents approximately eight (8) man hours of traffic control and police supervision. Any unexpended portion of the aforesaid deposit shall be refunded to the licensee after no other sales of intoxicating occur as a result of the event. Any additional cost incurred, in excess of three hundred fifty dollars ($350.00), shall be billed to the licensee and paid.

****License Fees and Deposit Fees shall be submitted in two separate payments**

Business Name Bacon Egg'n Cheese LLC DBA Halfwayhaus

Address of business 7900 Michigan

State MO **Zip Code** 63111 **Phone No.** 314 777 8417

E-MAIL ADDRESS Halfwayhaus7900@Gmail.com

Applicant hereby agrees that if a permit or license is granted upon this application, that applicant or any officer, agent, employee or servant of applicant will not violate any provision of the ordinances of the City of Sunset Hills or any law of the State of Missouri while in or upon the premises of the applicant herein described, nor allow any other person so to do.

Applicant hereby agrees that if the applicant or any of the officers, agents, servants or employees of the applicant shall violate any of the provisions of said ordinances, or the Act of the General Assembly of the State of Missouri, under the authority of which said ordinances were adopted, or any other law of the State of Missouri or ordinance of the City of Sunset Hills, Missouri, relating to the regulation, control, sale, manufacture, possession, transportation or distribution of intoxicating liquor, or fails to obtain and at all times have a license from the State Supervisor of Liquor Control of Missouri, or shall have made or there shall have been made in applicant's behalf a false affidavit in applying for this license, the Board of Aldermen of the City of Sunset Hills may revoke any permit or license issued upon this application in the manner now or hereafter provided by ordinance

Applicant states with reference to ownership of the business that:

a) The owner(s) of the business to be carried on at the location referred to herein is (are) Kelly Picket / Joe Ciacciatore

whose phone number(s) is are (314) 477-7847 / 314 915-9641

b) If a partnership, the names of all partners _____

c) If a corporation, the names of all principal officers Joe Ciacciatore Kelly Picketh

The registered agent's name and address are _____

The person signing this application is the applicant or the owner of applicant and has power and authority to make this application and affidavit.

Number of days requested for temporary liquor license 1

Location where temporary sales are to be made 11700 Gravois rd

Hours of operation 8 am - 7pm

Missouri Sales Tax ID# 22609299

Missouri Secretary of State registration # N

Applicant hereby states that: No permit issued by the City of Sunset Hills, Missouri, or by the Supervisor of Liquor Control of the State of Missouri under the Acts of the General Assembly of Missouri has been revoked or suspended.

That affiant, or manager in charge of the business in Sunset Hills, Missouri, has not been convicted, since the ratification of the 21st Amendment of the Constitution of the United States, or a violation of the provisions of any law applicable to the manufacture or sale of intoxicating liquor and the applicant does not employ or has not employed in his business any person whose license has been revoked or who has been convicted of violating the provisions of any such law since the date afore-said.

That affiant, or manager in charge of the business in Sunset Hills, Missouri, has not been convicted of any misdemeanor or felony under the laws of the United States, the State of Missouri, or any other state.

That applicant, or applicant's agents and employees, will not violate any law of the State of Missouri, or ordinance of the City of Sunset Hills, nor allow any other person to violate any law in this State or City while in or upon the premises herein; applicant(s) acknowledges that he (it, they) is (are) familiar with the ordinances of the City of Sunset Hills regulating the sale of liquor.

Kelly Pickett — Kelly Pickett

Applicant's Name (printed or typed) — Applicant's Signature

Subscribed and sworn before me, _____

_____

_____

City Clerk's Signature

Date of Aldermanic approval:

_____

City of Sunset Hills, Missouri
Public Works Department

MEMORANDUM

To: Mayor Fribis & Board of Aldermen

Cc: Attorney Bob Jones
City Engineer Bryson Baker

From: Lynn Sprick, Assistant Planner

Date: July 6, 2016

Re: 12871 Weber Hill Road

On June 24, 2016, staff reviewed a building permit application for a new residence on property located at 12871 Weber Hill Road. A variance was issued by the Board of Adjustment to allow the front setback to be varied from the required 50 feet to 32.5 feet. However, the septic system will also encroach into the setback requirement. Per Ordinance Number 1948, approved March 10, 2015:

"Individual septic sewer disposal systems shall not be constructed within the minimum building setbacks…A variance from this restriction may be granted by the Board of Aldermen for good cause shown."

Attached, you will find a letter, submitted by the permit applicant, asking for a variance.

VANDERBILT
HOMES

June 28th, 2016

Board of Aldermen
City of Sunset Hills
3939 S. Lindbergh Blvd.
Sunset Hills, Missouri 63127

RE: 12871 Weber Hill – Septic Sewer System

Dear Aldermen;

We are respectfully requesting that the Board of Aldermen grant Vanderbilt Homes, Inc., a variance from Ordinance Number 1948 in regards to the location of our proposed septic system and the required setbacks.

The site is irregular shaped and with the existing topography we are prohibited in usable area for our proposed septic system and new home construction. Furthermore the slope along the West side of the property has slope stability issues.

Brucker Engineering, our soil engineers, have completed soils analysis, extensive borings and reviewed the slope stability issues. They have determined and set the location of the proposed home and have designed the septic system in an area that will allow proper function and percolation.

In order to meet the parameters set forth by Brucker Engineering, we applied for and received a variance from the City to allow the proposed home to be built with a smaller front building line. It is our opinion that allowing the variance for the septic system will not have any adverse effect on any of the surrounding homeowners.

We are respectfully requesting a determination on this issue at the July 12th, 2016 meeting.

Should you need any further information to process this request, please feel free to contact me at 314-713-8716.

Sincerely,

Scott Paul
Vice President

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN THAT AT 7:00 P.M. ON TUESDAY, JULY 12, 2016, A PUBLIC HEARING WILL BE HELD BY THE BOARD OF ALDERMEN IN THE ROBERT C. JONES CHAMBERS OF CITY HALL, 3939 S. LINDBERGH BOULEVARD, SUNSET HILLS, MISSOURI. THE BOARD WILL CONSIDER A FINAL DEVELOPMENT PLAN, SUBMITTED BY DON JACOBSMEYER, TO REDEVELOP THE SITE AT 10300 WATSON ROAD (AKA COLOR ART BUILDING). ANYONE INTERESTED IN THE PROCEEDINGS WILL BE GIVEN AN OPPORTUNITY TO BE HEARD. FURTHER INFORMATION ON THIS PROPOSAL IS AVAILABLE AT CITY HALL, 3939 S. LINDBERGH BLVD. IN THE PUBLIC WORKS DEPARTMENT OR BY CALLING 314-849-3400.

BOARD OF ALDERMEN
CITY OF SUNSET HILLS, MO
BY: LORI STONE
DEPUTY CITY CLERK

P-17-16

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN THAT AT 7:00 P.M. ON TUESDAY, JULY 12, 2016, A PUBLIC HEARING WILL BE HELD BY THE BOARD OF ALDERMEN IN THE ROBERT C. JONES CHAMBERS OF CITY HALL, 3939 S. LINDBERGH BOULEVARD, SUNSET HILLS, MISSOURI. THE BOARD WILL CONSIDER AN AMENDED DEVELOPMENT PLAN, SUBMITTED BY SUNBELT RENTALS, FOR THE INSTALLATION OF ABOVE GROUND FUEL TANKS AT 13084 GRAVOIS ROAD. ANYONE INTERESTED IN THE PROCEEDINGS WILL BE GIVEN AN OPPORTUNITY TO BE HEARD. FURTHER INFORMATION ON THIS PROPOSAL IS AVAILABLE AT CITY HALL, 3939 S. LINDBERGH BLVD. IN THE PUBLIC WORKS DEPARTMENT OR BY CALLING 314-849-3400.

BOARD OF ALDERMEN
CITY OF SUNSET HILLS, MO
BY: LORI STONE
DEPUTY CITY CLERK

P-18-16

1ST READING 6-14-16

BILL NO. 10

ORDINANCE NO. _____ 2ND READING 7-12-16

AN ORDINANCE REGARDING OPEN MEETINGS AND RECORDS POLICY

WHEREAS, the Board of Aldermen ("Board") of the City of Sunset Hills, State of Missouri ("City") finds and declares that there is reason to believe that it needs to amend the Ordinance regarding open meetings and records policy;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Article II, Division 2 of the Code of Ordinances shall be amended by adding new Sections 2-34 and 2-35 as follows:

Sec. 2-34. Journal of Minutes and Record of Voting.

A journal or minutes of open and closed meetings shall be taken and retained by the public governmental body, including but not limited to a record of any votes taken at such meetings. The minutes shall include the date, time, place, members present, members absent and a record of any votes taken. When a roll call vote is taken, the minutes shall attribute each "yea" and "nay" or abstinence if not voting to the name of the individual member of the public governmental body. Any votes taken during a closed meeting shall be taken by roll call. All public meetings shall be open to the public and public votes and public records shall be open to the public for inspection and duplication. Except as otherwise provided in Section 2-35, all votes taken by roll call in meetings of the Board shall be cast by members of the Board who are physically present and in attendance at the meeting. When it is necessary to take votes by roll call in a meeting of the Board, due to an emergency of the public body, with a quorum of the members physically present and in attendance and less than a quorum of the members participating via telephone, facsimile, Internet, or any other voice or electronic means other than video conference pursuant to Section 2-35, the nature of the emergency of the public body justifying that departure from the normal requirements shall be stated in the minutes. Where such emergency exists, the votes taken shall be regarded as if all members were physically present and in attendance at the meeting.

Sec. 2-35.

A. *Policy Statement.* While it is legally permissible for members of the City's public governmental bodies to attend meetings and vote via videoconference transmission, a member's use of videoconference attendance should occur only sparingly. Because it is good public policy for citizens to have the opportunity to meet with their elected officials face to face, elected members of a public governmental body should endeavor to be physically present at all meetings. The primary purpose of attendance by videoconference connection should be to accommodate the public governmental body as a whole to allow meetings to occur when circumstances would otherwise prevent the physical attendance of a quorum of the body's

members. A secondary purpose of attendance by videoconference should be to ensure that all members may participate in business of the public governmental body that is emergency or highly important in nature and arose quickly so as to make attendance at a regular meeting practically impossible. Except in emergency situations, all reasonable efforts should be expended to ensure that a quorum of the members of the public governmental body be physically present at the normal meeting place of the body.

B. *Videoconference Defined.* For purposes of this Section, "videoconference" or "videoconferencing" shall refer to a means of communication where at least one (1) member of a public governmental body participates in the public meeting via an electronic connection made up of three (3) components: (1) a live video transmission of the member of the public governmental body not in physical attendance; (2) a live audio transmission allowing the member of the public governmental body not in physical attendance to be heard by those in physical attendance; and (3) a live audio transmission allowing the member of the public governmental body not in physical attendance to hear those in physical attendance at a meeting. If at any time during a meeting one (1) or more of the elements of a videoconference becomes compromised (e.g., if any participants are unable to see, hear, or fully communicate), then the videoconference participant is deemed absent, and this absence should be reflected in the minutes.

C. *Frequency of Use of Videoconference Attendance.* Unless otherwise approved by the members in physical attendance at a meeting, a member of a public governmental body shall not attend more than three (3) meetings via videoconference in a rolling twelve-month period. Attendance via videoconference should only occur sparingly and for good cause. Such good cause shall include reasons such as serious illness or injury of the member or a member of his or her immediate family, including father or mother, spouse, sibling, child, or grandchild.

D. *Physical Location.* The City shall provide at the posted physical meeting location communication equipment consisting of an audio and visual display, and a camera and microphone so that the member(s) participating via videoconferencing, the members of the public governmental body in physical attendance, and the public in physical attendance may actively participate in the meeting in accordance with rules of meeting decorum. The communication equipment at the physical location of the meeting should allow for all meeting attendees to see, hear, and fully communicate with the videoconferencing participant.

E. *Voting.* Members of a public governmental body attending a public meeting of that body via videoconference are deemed present for purposes of participating in a roll call vote to the same effect as elected members of a public governmental body in physical attendance at a public meeting of that governmental body are deemed present. If any component of the videoconference communication fails during the meeting, the member attending the meeting by videoconference whose connection failed shall be deemed absent immediately upon such failure. If the public governmental body was in the act of voting, the voting shall stop until all of the components of videoconference attendance are again restored and the videoconference participant's presence is again noted in the minutes, or the member is determined to be absent.

F. *Closed Meetings.* In a meeting where a member of a public governmental body is participating via videoconferencing and the meeting goes into a closed session, all provisions of Missouri law and City ordinances relating to closed sessions apply. Upon the public governmental body's vote to close the meeting, all members of the general public shall not be present. Likewise, a member of a public governmental body participating via videoconferencing must ensure there are no members of the public present at his or her location to see, hear, or otherwise communicate during the closed session. The member must also take all reasonable precautions to guard against interception of communication by others.

G. *Minutes.* In any open or in closed session, the minutes taken should reflect the member, if any, participating via videoconference, the members in physical attendance, and members, if any, absent.

H. *Emergency Meetings and Quorum.* In addition to the provisions of Section 2-34, in the event that emergency circumstances prevent the members of a public governmental body to physically attend, the body may meet and vote by videoconference without the requirement that a quorum be physically present in the same place. Examples of such emergency circumstances include, but are not limited to, war, riot, terrorism, widespread fire, or natural disaster such as earthquake, tornado, hurricane, flood or blizzard. To the extent reasonably possible in such circumstances, the public governmental body shall use reasonable efforts to cause a physical location to be provided for public attendance and participation. The nature of the emergency shall be recorded in the minutes. If no emergency exists, a quorum of the public governmental body shall be physically present at the physical location for which notice of a meeting is provided.

Section 2. This Ordinance shall be in full force and effect from and after its passage by the Board and approval by the Mayor. Any ordinances inconsistent with this Ordinance are hereby repealed.

PASSED THIS _____ DAY OF _____, 2016.

_____
MAYOR

APPROVED THIS _____ DAY OF _____, 2016.

_____
MAYOR

ATTEST: _____
DEPUTY CITY CLERK

1ST READING 6-14-16

BILL NO. 11 2ND READING 7-12-16

ORDINANCE NO._____

AN ORDINANCE AMENDING THE PROCEDURES FOR THE SECOND READING OF A BILL AT THE SAME MEETING

WHEREAS, the Board of Aldermen recognizes the importance of maintaining open communication with the staff and the community; and

WHEREAS, the Board of Aldermen has determined that in the best interest of the City, the procedures for the second reading of a Bill at the same meeting should be amended.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, AS FOLLOWS:

Section 1: Article II, Division 2, Section 2-31 of the Code of Ordinances shall be amended as follows:

Sec. 2-31. - Reading of bills.

(a) A bill may be read the first time by the alderman introducing it at a board meeting or the city clerk at the request of the alderman introducing it when such alderman has the floor, and providing the introduction of bills is then in order without a vote of the board members.

(b) A bill shall be read a second time upon motion duly made and seconded by any board member; provided, however, that such second reading is not at the same meeting at which the bill was introduced, except as provided in subsection (c).

(c) A bill may be read a second time at the same board meeting at which it is introduced by roll call vote of the board of aldermen to suspend the rules and so allow such reading. An affirmative vote of all members of the board of aldermen in attendance at the board meeting shall be required to suspend the rules to allow such reading.

(d) After a bill has been read a second time at a board meeting, it may be placed upon its final passage at that meeting or at any subsequent meeting upon motion of any board member, duly seconded, and passed.

Section 2: This ordinance shall take effect immediately upon its passage and approval.

PASSED THIS ____ DAY OF _____, 2016.

_____
MAYOR

APPROVED THIS ____ DAY OF _____, 2016.

_____
MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

1ST READING 6-14-16

BILL NO. 12 2ND READING 7-12-16

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A SUBDIVISION PLAT FOR A LOT SPLIT OF THE PROPERTY AT 13 ROOSEVELT DRIVE AS PROVIDED IN APPENDIX A, SECTION 4 OF THE CODE OF ORDINANCES OF THE CITY OF SUNSET HILLS, MISSOURI.

WHEREAS, a plan has been received from Nancy Thias on behalf of Doris Thias for a lot split of the property at 13 Roosevelt Drive in the City of Sunset Hills.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Subdivision Plat made a part hereof and attached hereto as Exhibit 1 for a lot split of the property at 13 Roosevelt Drive, as submitted to the Board of Aldermen, is hereby approved.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of said Subdivision Plat by affixing their signatures and the official seal of the City of Sunset Hills to a certification of approval upon the Subdivision Plat of the Lot split of 13 Roosevelt Drive, as submitted.

Section 3. The Subdivision Plat attached hereto as Exhibit 1 is hereby accepted for the development of the Lot split of 13 Roosevelt Drive, subject to the following conditions:

A. The existing residence shall be demolished before issuance of zoning approval for any building permit.

Section 4. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED THIS _____ DAY OF _____, 2016.

_____
MAYOR

APPROVED THIS _____ DAY OF _____, 2016.

_____
MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

City of Sunset Hills, Missouri
Public Works Department

MEMORANDUM

To: Mayor Pat Fribis
Board of Aldermen Members
Attorney Bob Jones

From: Bryson Baker, PE, Public Works Director / City Engineer

Date: June 14, 2016

Re: Lot split for 13 Roosevelt

Application P-15-16 for a lot split at 13 Roosevelt Drive, to create two (2) lots for the purpose of constructing two (2) new single family residences was heard by the Planning and Zoning Commission on May 4, 2016. The Commission has recommended approval with the condition that the existing residence is demolished prior to obtaining a permit for either new residence.

Upon further review by staff, it has been determined that in order to be in compliance with setback requirements, the existing residence must be demolished prior to recording the lot split. Therefore, we are suggesting the Board's motion include the condition that the existing residence be demolished prior to the lot split plat being recorded.

Hills

3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. P-15-16
DATE 4-13-16
FEE 25

LOT SPLIT

1. Applicant's Name NANCY THIAS
2. Mailing Address 1660 IVY CHASE LANE Phone 636 579-1344
3. Agent's Name and Address (If different than Applicant)
4. Property Owner's Name DORIS THIAS
5. Address of Property 13 ROOSEVELT DRIVE
6. Area of Property 2.07 ACRES
7. Existing Zoning R-2
8. Name of Subdivision SUNSET TERRACE
9. Number of Parcels Proposed 2
10. Remarks and Reasons CONSTRUCT 2 NEW HOMES
11. Legal Description (to be attached)
12. Scale Drawings of Property showing proposed Lot Split (to be attached)
13. Fee: $25.00

I hereby state that I have read all applicable sections of the Zoning and Subdivision Ordinances of the City of Sunset Hills and can comply with all requirements of those regulations. I also certify that all statements made on this application are true and that I have a legal right to make this application.

Signature: [illegible]

May 08

P-15-16

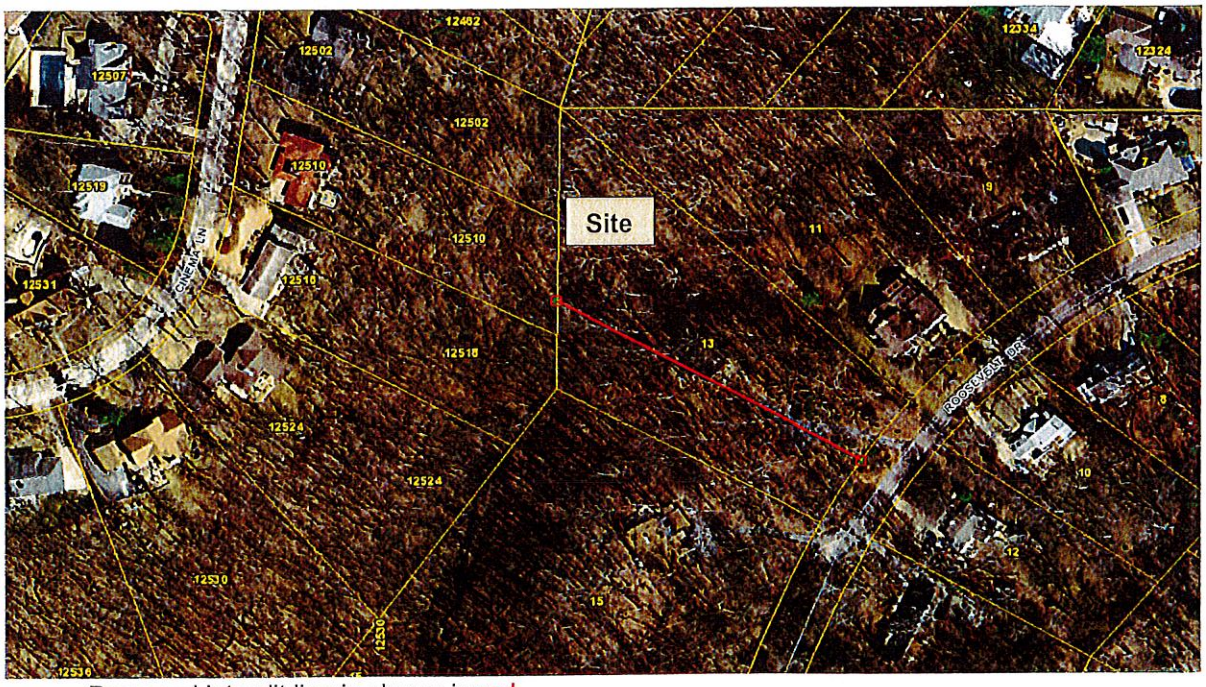
Title: Lot Split by Nancy Thias to divide the property into two (2) parcels and build two (2) new single family residences at 13 Roosevelt Drive.

Petitioner: Nancy Thias
1660 Ivy Chase Lane
Fenton, Missouri 63026

Agent: Gary Ploesser, St Louis County Surveying & Engineering, Inc
12015 Manchester Road, Suite 70
St Louis, Missouri 63131

Owner: Edward & Doris Thias
1660 Ivy Chase Lane
Fenton, Missouri 63026

Date: May 2016



Proposed lot split line is shown in red.

Summary:

This petition is for a lot split for the property located at 13 Roosevelt Drive. The property is located on the west side of Roosevelt Drive, approximately 1500 feet from South Lindbergh Boulevard. The property is currently zoned R-2, Single Family Residential, 20,000 square foot minimum lot size. The properties to the north and east are also zoned R-2. The properties to the south and west are zoned R-1, Single Family Residential, 1 acre minimum lot size.

Staff analysis:

The property currently consists of 2.07 acres with an existing residence that was constructed in 1957. The property is zoned R-2, Single Family Residential, 20,000 square foot minimum lot size and 80 foot minimum lot width.

The property owners wish to divide the property, tear down the existing residence and build two new residences. The lots would both be 85 feet wide and consist of .71 acres (30,728 square feet) and 1.37 acres (59,589 square feet).

The new residences would be required to meet the setbacks for the R-2 zoning district. For a residence, those setback requirements are 40 feet from the front property line, 10 feet from the side property lines and 30 feet from the rear property line.

All other requirements of Appendix A Subdivision Regulations, Section 4 Lot Split Procedures would be met by this proposal.

In February of this year, the petitioner applied for a lot split. At that time, she proposed to keep the existing residence on one of the lots. This Commission asked staff to visit the property and perform an inspection of the property. After that inspection, the petitioner withdrew the application. This application is also for a lot split, however, the existing residence is proposed to be demolished.

Demolition of the existing residence should be a condition on this petition.

P-15-16

MISSOURI
AMERICAN WATER

Missouri American Water
727 Craig Road, Suite 201
St. Louis, MO 63141
amwater.com

January 22, 2016

St. Louis County Surveying and Engineering, Inc.
Attn: Gary Ploesser
12015 Manchester Road Suite 70
St. Louis, MO 63131

Re: Lot Split Sunset Terrace

Dear Gary:

This letter is to inform you that Missouri American Water Company has an existing 6 inch water main located on the north side of Roosevelt Drive that may be able to provide water service to the above mentioned Property. Both lots would have frontage to the existing 6 inch water main This statement is conditioned on the premise that the domestic and fire flow requirements for this development do not exceed the quantity of water available in said 6 inch water mains. The existing water main ends at the end of your property at a point approximately 1099.5 feet west of the centerline of Matthews Lane. Water service can be obtained through the installation of a private service water line for each lot in your development.

Please be advised that you will need to contact the Operations Supervisor, Dave Brakensiek at 314.996.2466 or email dave.brakensiek@amwater.com for the required specifications concerning service line configuration, location, suitability and related meter box requirements or to discuss any other requirements for your project. If you do not contact the aforementioned Operations Supervisor concerning the service line requirements for your project, this may cause delays with the approval of your service line connection, possibly requiring additional modifications to your service line installation.

Sincerely,

Susan A. Moynihan
New Business Supervisor

Missouri American Water
727 Craig Road
St. Louis, MO 63141
USA

T +1 314 996 2306
F +1 314 569 3972
M +1 314 691 3616
E sue.moynihan@amwater.com
I www.amwater.com

P-15-16

Metropolitan
St. Louis Sewer
District

2350 Market Street
St. Louis, MO 63103-2555
(314) 768-6200

August 28, 2015

Mr. Jim Showmaker
St. Louis County Department of Public Works
41 South Central Avenue
St. Louis, MO 63105

Re: Sewer Service Availability
13 Roosevelt Dr.
Parcel ID. 26M210090

Dear Mr Showmaker,

This letter is to confirm that public sewer is not available within 200' for the above referenced property. If a septic system will not be approved by the regulating plumbing /health department authority then connection to a public sanitary sewer will be required. Any additional improvements to this site requiring storm and/or sanitary sewer must be submitted to the District for review and approval.
If you have any questions regarding this matter, please do not hesitate to contact the Engineering Plan Review Section at 314-768-2705.

Sincerely,

Thanks,

Fred

Fred Tullmann, P.E.
Civil Engineer
Engineering / Planning / Development Review
Metropolitan St. Louis Sewer District
2350 Market Street
St. Louis, MO 63103
T: 314-335-2077

ON-SITE SOILS, Inc.

P-15-16

Toll Free 1-888-878-1461

December 18, 2015

King Septic Service Engineering
8739 Byrnesville Road
Cedar Hill, MO 63016

Telephone: 314-973-0377

RE: Soil Evaluation Report
Project Number: **15-M223**

Dear Client:

Please consider this letter and attachments as a Soil Evaluation Report for the following property:

13 Roosevelt Drive
Repair
3 Bedrooms
St. Louis County, Missouri

The following are additional comments concerning your future on-site treatment system:

1) The area represented by each sample site is defined by landscape position.
2) Overland water flow and runoff water from roofs needs to be diverted away from the absorption field.
3) Do not disturb absorption field prior to system installation.
4) The treatment system should be installed by a registered installer.
5) Installation should be done when soil conditions are dry.
6) Consult with your administrative authority.

The soil information contained in this report is intended to assist the administrative authority in their evaluation of your property for an on-site treatment system. Any other conclusions or interpretations will be outside the scope of this report. On-Site Soils does not represent nor warrant the operation or functionality of any installed system.

Sincerely,

Matt Roth

Matthew W. Roth
Soil Scientist

DHSS Registration #10039

Client copy
County copy

4077 N. Saint Peters Pkwy. Ste 110
Saint Peters, MO 63304-7458

Soil Evaluation Report
13 Roosevelt Drive
St. Louis County, Missouri

Project No.15-M223
December 18, 2015

Type of Sample: **Backhoe Soil Pit**

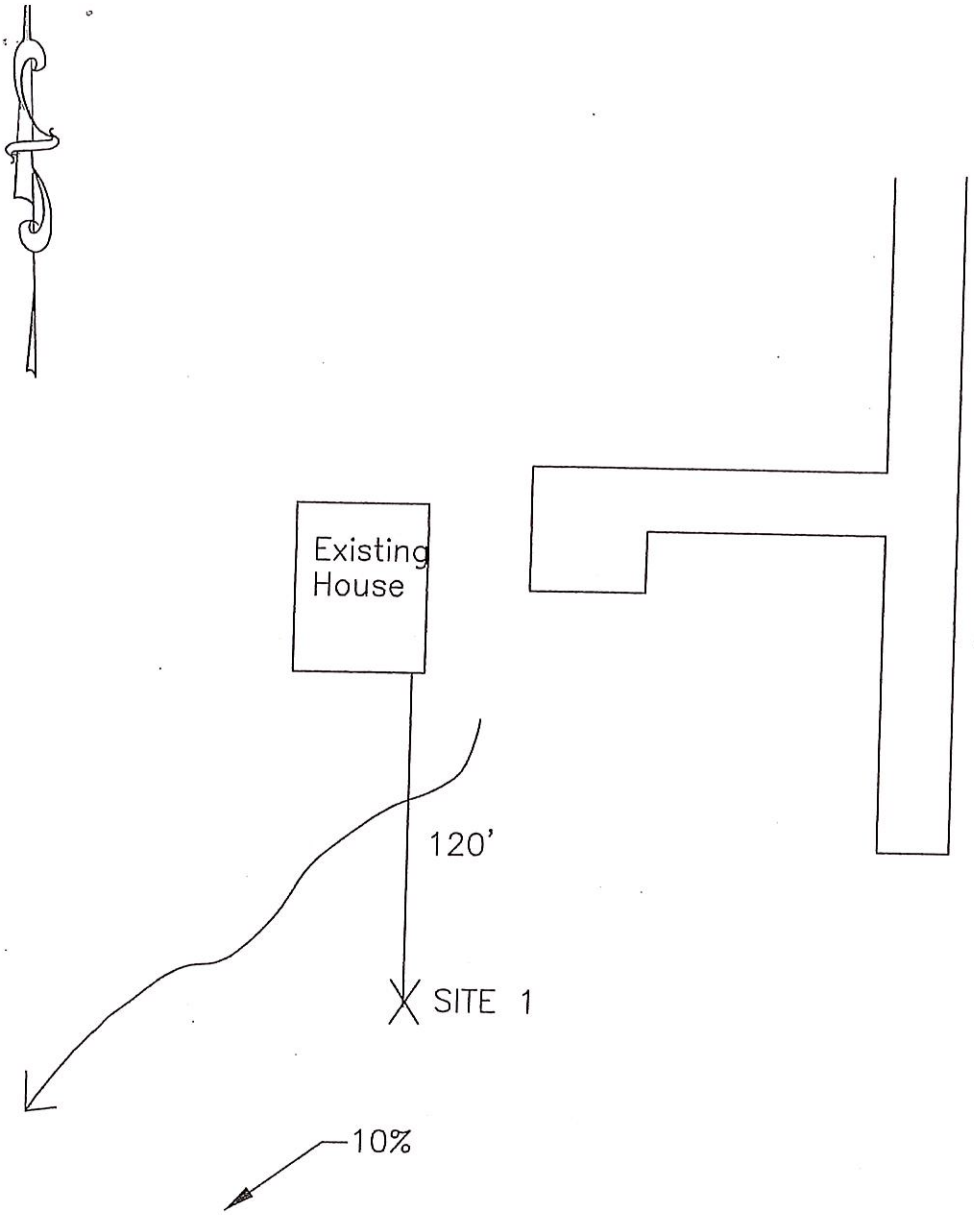
Site 1 Detailed Soil Description

Depth	Munsell Color (1)		Texture (2)		Structure (2)	Consistence (2)	Application Rate (gpd/sq.ft.)(3)		Soil Group (3)
(in.)	Matrix	Abundance/ Mottles & Coatings	Approx. percent Clay	Classification	grade size Type	Moist	Low Pressure Pipe System	Conventional System	
0 - 5	10YR4/3 brown	none noted	20	SILT LOAM	2fsbk moderate fine Subangular blocky	Friable	0.25	0.5	III
5 - 10	10YR4/4 dark yellowish brown	none noted	20	SILT LOAM	2fsbk moderate fine Subangular blocky	Firm	0.25	0.5	III
10 - 26	10YR5/4 yellowish brown	none noted	30	SILTY CLAY LOAM	2fsbk moderate fine Subangular blocky	Firm	0.2	0.4	III
26 - 48	7.5YR4/6 strong brown	none noted	36	SILTY CLAY LOAM	2fsbk moderate fine Subangular blocky	Firm	0.15	0.3	III

Slope percent: *10%*
Landscape position: *Backslope*
Bedrock greater than *48* **inches**
Seasonal high water @ *none noted*
Drainage Classification: *Well*

(1) Soil color designations, Munsell Soil Color Charts, (1994).
(2) Soil texture and structure designation, Soil Survey Manual, (1993).
(3) MO Laws accompanied by DHSS Rules, Table 13 & 14, (Oct. 1995). Refer to local & State code for drip system rates

P-03-16



LEGEND

X=Soil Sample Location

%=Slope in percent & Direction of Slope

NOTES

Distances approximated.

SCALE: NONE

ON-SITE SOILS

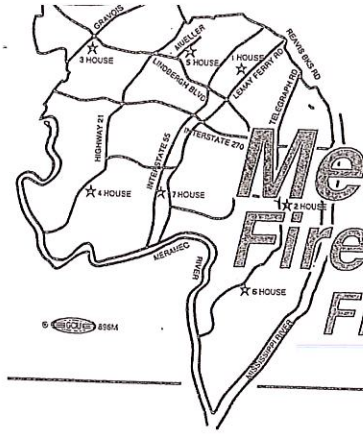
13 Roosevelt Dr

St. Louis County, Missouri

Project # 15-M223 December 2015

DRW'N BY MWR CHK'D BY

P-15-16



Mehlville Fire Protection District
Fire Prevention Division

Aaron Hilmer
Director - Chairman
Bonnie C. Stegman
Director - Treasurer
Ed Ryan
Director - Secretary
Brian Hendricks
Fire Chief
Edwin M. Berkel
Fire Marshal

February 1, 2016

RECEIVED
FEB 03 2016
CITY OF SUNSET HILLS

Mr Bryson Baker, PE
City of Sunset Hills
3939 S LINDBERGH BLVD
SAINT LOUIS MO 63127-1309

re: Sunset Terrace lot split

Dear Mr Baker:

Enclosed is a copy of the proposed plat for the above referenced subdivision. No additional fire hydrants are required for this project.

If you have any questions, please feel free to contact my office at 894-0420 extension 1703.

Sincerely,

Edwin M. Berkel, CFI
Fire Marshal

- See P-03-16 for signed copy of plat.

11020 Mueller Road • St. Louis, Missouri 63123-6943 • (314) 894-0420 • fax (314) 894-3964
www.mehlvillefire.com

P-15-16

DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, **DORIS E. THIAS**, a widow and not remarried, of the County of St. Louis, State of Missouri, have constituted and appointed and by these presents do constitute and appoint my daughters, **LINDA E. SACHS AND NANCY D. GRONEMYER, acting jointly and/or individually**, my true and lawful attorneys-in-fact for me and in my name.

THIS IS A DURABLE POWER OF ATTORNEY AND THE AUTHORITY OF MY ATTORNEYS-IN-FACT SHALL NOT TERMINATE IF I BECOME DISABLED OR INCAPACITATED OR IN THE EVENT OF LATER UNCERTAINTY AS TO WHETHER I AM DEAD OR ALIVE, OR IF I AM CAPTURED, INTERNED, BESIEGED OR HELD HOSTAGE OR PRISONER IN A FOREIGN COUNTRY.

I specifically give my said attorneys-in-fact authority:

(a) To demand, sue for and receive all moneys due me on account or otherwise, and to execute good and proper releases or acquittances there for, and to sell, assign or transfer any and all tangible personal property of every kind and character belonging to me or in which I may have an interest.

[redacted]

(g) To sell, at public or private sale, or lease, with or without the services of a real estate broker, my residence known as and numbered13 Roosevelt Drive, St. Louis, MO 63127, legal description to govern.

(h) To arrange for and to consent to any care which I may need at any time to be provided by any physician, hospital, nursing home or extended care facility.

I hereby give and grant unto my said attorneys-in-fact, **LINDA E. SACHS AND NANCY D. GRONEMYER, acting jointly and/or individually**, full power and authority to do and perform all and every act and thing requisite and necessary to be done in and about the premises and matters aforesaid as fully and to all extents and purposes as I might or could do if personally present. In the event that either of my said daughters shall be deceased, disabled, or unwilling or unable to serve or to continue to serve as my attorney-in-fact, then my remaining named daughter shall become my sole attorney-in-fact with the same powers and duties as are herein granted to my first named attorneys-in-fact.

This Power of Attorney is a grant of general powers with respect to all lawful subjects and purposes as defined in Chapter 404, RSMo., and my said attorneys-in-fact shall have general powers to administer my affairs in accordance therewith. The recitation of specific powers authorized to my attorneys-in-fact herein shall not be deemed to limit the general powers granted to my attorneys-in-fact. Notwithstanding the provisions of Section 404.723, RSMo., my said attorneys-in-fact shall not have authority to delegate any or all of the powers granted herein to any other person; provided, however, my said attorneys-in-fact may employ agents, attorneys, brokers and other appropriate assistants to assist my said attorneys-in-fact in the conduct of the matters authorized by this Power of Attorney.

The attorneys-in-fact (and any designated successors) named in this document are hereby designated as my personal representatives as defined by 45 CFR 164.502 (g), commonly known as the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"). My personal representatives are to have the same access to my individually identifiable mental and physical health care and treatment information as I would have if I were able to act for myself and shall have authority on my behalf to execute and to revoke releases of confidential information from medical and mental health providers and insurers and other third party payors as may be necessary in order to obtain disclosure of my patient records and other medical information subject to and protected under HIPAA. My personal representatives are also authorized to take any and all legal actions necessary to ensure my agents' access to medical information and such actions shall include resorting to legal process, if necessary, to enforce my rights under the law and to attempt to recover attorney's fees, as authorized by law, in enforcing my rights. The specific authority of my personal representatives may also have been set out in a Durable Addendum/Amendment to this Durable Power of Attorney and any Durable Power of Attorney for Health Care which I may have adopted at any time.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of March, 2008.

Doris E. Thias

DORIS E. THIAS

The Signatures of my said Attorneys-in-Fact are endorsed hereon for identification purposes.

Linda E. Sachs

LINDA E. SACHS
Signature of Attorney-in-Fact

Nancy D. Gronemyer

NANCY D. GRONEMYER
Signature of Attorney-in-Fact

STATE OF MISSOURI)
) ss.
COUNTY OF ST. LOUIS)

On this 12th day of March, 2008, before me personally appeared **DORIS E. THIAS**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

J. Anthony Dill

Notary Public

J. ANTHONY DILL
Notary Public -- Notary Seal
STATE OF MISSOURI
County of St. Louis
My Commission Expires: April 10, 2010
Commission # 06436145

1ST READING 6-14-16

BILL NO. 13

ORDINANCE NO. _____ 2ND READING 7-12-16

AN ORDINANCE CREATING THE CAPITAL IMPROVEMENT COMMITTEE

WHEREAS, the Board of Aldermen of the City of Sunset Hills, State of Missouri finds and declares that it is important to codify the establishment of the Capital Improvement Committee which previously met as an ad hoc advisory committee;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Chapter 2 of the Code of Ordinances shall be amended by adding a new Article XIV, Sections 2-363 and 2-364 as follows:

ARTICLE XIV. – CAPITAL IMPROVEMENT COMMITTEE

Sec. 2-363. - Established.
There is hereby established a Capital Improvement Committee which shall annually review the draft five-year Capital Improvement Plan recommendations presented by the City Administrator. The Committee shall provide comments and recommendations with respect to the Capital Improvement Plan to the Finance Committee as part of the annual budget process. The Committee may make recommendations to the Board of Aldermen regarding other issues related to capital improvements within the City.

Sec. 2-364. - Composition; terms, etc.
The committee shall consist of 10 members, with 4 members consisting of 1 Alderman from each ward. Of the remaining 6 members, at least 1 shall be from each ward. The chair shall be elected by the members of the committee. The City Administrator shall serve as liaison to the Committee, and shall ensure that the necessary staff and information are made available to the Committee as requested by the chair. The committee shall meet at least one time per year; more frequently as needed. The members shall be nominated by the mayor and approved by the board of aldermen. Each member shall serve for a three-year term and may be reappointed an indefinite number of times. With respect to the initial appointments, 2 of the ward representatives shall be appointed for a one-year term and 2 shall be appointed for a two-year term. Thereafter, their successors shall be appointed for three-year terms.

Section 2. This Ordinance shall be in full force and effect from and after its passage by the Board and approval by the Mayor. Any ordinances inconsistent with this Ordinance are hereby repealed.

PASSED THIS _____ DAY OF _____, 2016.

_____
MAYOR

APPROVED THIS ____ DAY OF _____, 2016.

_____
MAYOR

ATTEST: _____
DEPUTY CITY CLERK

POLICE MONTHLY STATISTICS

SUNSET HILLS POLICE DEPARTMENT

JUNE 2016

Chief of Police William E. LaGrand

PART 1 CRIMES	ACTUAL OFFENSES	YEAR TO DATE	PRIOR YTD
Murder	0	0	1
Arson	0	1	0
Rape	0	0	2
Robbery	1	1	0
Assault	0	2	7
Burglary	1	4	12
Larceny	8	59	90
Motor Vehicle Theft	0	3	2
GRAND TOTAL	**10**	**70**	**114**

TRAFFIC	TOTAL	YTD	PRIOR YTD
Miles Patrolled	19,597	118,648	120,708
Traffic Stops	326	1,725	2,049
Traffic Tickets	335	1,893	1,933
Auto Accidents Reports	89	437	399
Motorists Assisted	95	533	481

INVESTIGATIONS	TOTAL	YTD	PRIOR YTD
Offenses & Incidents	69	473	470
Supplemental Reports	24	135	165
Arrests	52	328	369
Value of Stolen Property	11,857	64,758	148,815
Vacation House Checks	39	145	167

Prepared by: A Glaser

POLICE MONTHLY STATISTICS BY WARD

SUNSET HILLS POLICE DEPARTMENT

JUNE 2016

PART 1 CRIMES	WARD 1	WARD 2	WARD 3	WARD 4	ACTUAL OFFENSES
Murder	0	0	0	0	0
Arson	0	0	0	0	0
Rape	0	0	0	0	0
Robbery	1	0	0	0	1
Assault	0	0	0	0	0
Burglary	1	0	0	0	1
Larceny	6	1	1	0	8
Motor Vehicle Theft	0	0	0	0	0
GRAND TOTAL	**8**	**1**	**1**	**0**	**10**

Prepared by: A Glaser

BILL NO. __

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 18, ARTICLE I, SECTION 1 WITH RESPECT TO ALTERNATIVE COMMUNITY SERVICE

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: Chapter 18, Article I, Section 18-13 of the Code of Ordinances shall be amended as follows:

Sec. 18-13. Alternative community service.

(a) *Authority of municipal judge*. The Judge may order any person who has been convicted, or has received a suspended imposition of sentence for violating an ordinance of the city, whether the original punishment be by fine or imprisonment or both, to perform alternative community service, as defined in this section, as a condition of probation or in lieu of a fine or imprisonment or both.

(b) *Defined.* Alternative community service may consist of service at charitable and not-for-profit institutions and such other service as may be authorized by the judge; provided, however that at least one such alternative shall be offered at no cost to the defendant.

(c) *Number of hours.* The judge may determine the number of hours of alternative community service that a person shall perform under this section.

Section 2. All ordinances or parts of ordinances in conflict herewith are to the extent of such conflict repealed.

Section 3. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED THIS _____ DAY OF _____, 2016.

_____
MAYOR

APPROVED THIS _____ DAY OF _____, 2016.

_____
MAYOR

ATTEST: _____
CITY CLERK

DRAFT

City of Sunset Hills
Public Works Department
Report of City Engineer/Public Works Director

JUNE 2016

Permits Issued

Permit Type	Quantity Issued
Building	26
Excavation	7
Occupancy - Residential	13
Occupancy – Commercial	0
Sign	7

City of Sunset Hills
Department of Parks & Recreation
Status Report
June 8 – July 6th, 2016

TO: Mayor and Board of Alderman DT: July 6, 2016

FR: Gerald Brown,
Director of Parks & Recreation RE: Status Report

Park Maintenance

- Tasks being completed at Minnie Ha Ha Park:
  -Held clean up day with Star Bucks – they assisted with clean up along adopted portion of Highway 30.
  -Soccer fields are being prepared for Fall season
- Tasks being completed at Watson Trail Park:
  -Trail pavement is being reviewed.
  -New playground equipment has been approved, guys are starting to review timeline for removal of old structure.

- Aquatic Facility is open and running well. We are currently up $35,000 from last year at this time.

Athletic Fields

- Fields look great – season is underway – playing Sunday – Thursday.

Gempp

- Regular Maintenance.
- Clearing along the fence.
- Clearing honeysuckle

Lynstone Park

- General maintenance (trash, mulching, etc)
- New shelter is up – looks great
- Mulching area

Special Events & Recreation Activities

- Day Camp is doing great!
- Outdoor gym – Ribbon cutting this Saturday.
- Family dinner nights are going well.
  - Car cruise event is August 13th

CITY OF SUNSET HILLS
COLLECTOR'S REPORT
Jun-16

	Period to date			Year to date		
	Actual	Budget	Variance	Actual	Budget	Variance
GENERAL FUND:						
REAL ESTATE TAXES	447	976	-529	63,951	80,002	-16,051
PERSONAL PROPERTY TAXES	87	0	87	12,054	16,335	-4,281
COUNTY UTILITY DISTRIBUTION	0	0	0	2,700	3,200	-500
FINANCIAL INSTITUTION TAX	0	0	0	254	0	254
SALES TAX - 1%	196,281	131,647	64,634	1,203,752	1,182,370	21,382
SALES TAX - 1/4%	55,031	39,045	15,986	273,987	259,051	14,936
VEHICLE SALES TAX	6,453	5,416	1,037	29,570	32,499	-2,929
VEHICLE FEES	3,826	3,334	492	26,061	20,001	6,060
GASOLINE TAX	18,799	21,773	-2,974	108,694	130,636	-21,942
CIGARETTE TAX	0	1,833	-1,833	9,659	10,998	-1,339
ELECTRIC UTILITY RECEIPTS	54,800	56,277	-1,477	375,526	379,791	-4,265
GAS UTILITY RECEIPTS	18,149	17,485	664	135,349	233,563	-98,214
TELEPHONE UTILITY RECEIPTS	45,470	38,791	6,679	241,280	232,746	8,534
WATER UTILITY RECEIPTS	24,090	1,816	22,274	60,681	53,184	7,497
PERMITS & FEES	3,411	2,791	620	15,237	16,748	-1,511
BUSINESS LICENSE - GROSS SALES	40,855	42,727	-1,872	251,656	246,590	5,066
BUSINESS LICENSE - SQUARE FEET	96	0	96	272,175	325,000	-52,825
BUSINESS LICENSE - MISC	28,284	1,967	26,317	46,763	20,214	26,549
ANTENNA LICENSE	0	0	0	57,000	102,000	-45,000
LIQUOR LICENSE	13,438	13,000	438	14,800	13,000	1,800
VIDEO LICENSE	100	1,000	-900	250	1,000	-750
COURT FINES & COSTS	27,428	33,334	-5,906	186,312	200,001	-13,689
POLICE INCOME	4	0	4	3,842	0	3,842
PARK INCOME	2,656	2,880	-224	19,511	11,520	7,991
KITUN DOG PARK INCOME	1,031	667	364	1,661	2,666	-1,005
PUBLIC WORKS INCOME	75	209	-134	12,804	1,251	11,553
POOL INCOME	88,489	30,013	58,476	116,701	102,042	14,659
CONCESSION INCOME	20,778	14,334	6,444	21,491	18,561	2,930
BALLFIELD CONCESSION INCOME	0	800	-800	0	1,500	-1,500
DAY CAMP INCOME	938	14,264	-13,326	64,405	38,038	26,367
DIVE TEAM INCOME	11,288	2,000	9,288	20,216	18,000	2,216
SPECIAL PROGRAMS INCOME	0	1,765	-1,765	3,305	6,882	-3,577
ATHLETIC COMPLEX INCOME	7,241	6,416	825	24,452	32,336	-7,884
COMMUNITY CENTER INCOME	33,988	15,833	18,155	161,681	107,666	54,015
INTEREST ON INVESTMENTS	0	24,526	-24,526	64,319	24,914	39,405
LIEN-NUISANCE ABATEMENT	2,250	1,750	500	6,445	1,750	4,695
VISA CASH REWARDS	0	416	-416	0	2,499	-2,499
MISCELLANEOUS INCOME	2,951	250	2,701	10,787	1,500	9,287
FEDERAL GRANT - KENNERLY ROAD	0	0	0	677	0	677
FEDERAL GRANT - W. WATSON	0	0	0	1,847	2,300	-454
GRANT - PARKS	0	0	0	6,384	0	6,384
P D TRAINING - COURT RECEIPTS	378	259	119	2,670	1,551	1,119
INMATE SECURITY FUND - COURT R	376	416	-40	2,670	2,499	171
CABLE TELEVISION	0	0	0	45,148	72,912	-27,764
MEMORIAL LANDSCAPING INCOME	0	0	0	676	0	676
Total Revenue	709,488	530,010	179,478	3,979,403	4,009,316	(29,913)
CAPITAL IMRPOVEMENT FUND:						
CAPITAL IMPRV TAX INCOME	106,866	71,063	35,803	531,890	474,820	57,070
COUNTY ROAD FUND:						
COUNTY ROAD INCOME	1,077	1,400	(323)	147,252	177,294	(30,042)
STORM WATER/LOCAL PARKS FUND:						
.50% STORM/PARKS SALES TAX	125,725	83,603	42,122	625,706	549,340	76,366
STORM/PARKS TAX - INTEREST	0	0	0	195	0	195
Total Revenue	125,725	83,603	42,122	625,901	549,340	76,561

CITY OF SUNSET HILLS

TREASURER REPORT

JUNE 2016

GENERAL FUND & COUNTY ROAD FUND:

AVAILABLE CASH BALANCE:		1,753,888
MONTHLY RECEIPTS:		710,565
MONTHLY EXPENSES:		
Administration Disbursements	57,069	
Public Works Disbursements	96,840	
Public Safety Disbursements	193,244	
Court Disbursements	12,894	
Parks & Recreation Disbursements	66,348	
Pool Disbursements	34,021	
Athletic Fields Disbursements	2,559	
Community Center Disbursements	33,082	
Personnel Benefits Disbursements	96,849	
TOTAL MONTHLY EXPENSES:		592,906
CASH BALANCE		1,871,547
MONEY MARKET BALANCE		1,827,850
INVESTMENT BALANCE		3,340,969
TOTAL FUNDS		**$ 7,040,366**
ASSET ALLOCATION:		
GENERAL FUND ASSETS (Cash & Investments)		6,677,423
GENERAL FUND LIABILITIES		22,552
NET GENERAL FUND ASSETS AVAILABLE		6,699,975
COUNTY ROAD FUND ASSETS (Cash)		340,391
		$ 7,040,366
CASH CAPITAL IMPROVEMENTS SALES TAX FUND		$ 1,020,110
CASH STORM WATER/LOCAL PARKS SALES TAX FUND		$ 2,670,651

6/102016

Uncollected License Fees

Business License fees owed for Square Foot, Home Occupation and Units businesses

Total License Fees	Business Type	# Owed	Total owed
$245,218.62	S	2 of 239	$65.00
$1,662.60	H	3 of 40	$310.00
$8,280.00	U	0 of 4	$0.00
$255,161.22			**$375.00**

GROSS RECEIPTS BUSINESSES

Total number of businesses	**160**
Number of businesses 30 days in arrears	2
Number of businesses 60 days in arrears	1
Number of businesses 90 days + in arrears	1

*Gross receipts payments fluctuate on a daily basis

CITY OF SUNSET HILLS MUNICIPAL COURT
SUMMARY OF FINE AND COST
MONTH OF JUNE 2016

DEPOSIT DATE	CVS	WSF	POST	CT	PD	ISF	CVC	TOTAL DEPOSIT
6/7/2016	327.98	92.00	46.00	6,864.50	92.00	92.00	17.02	7,531.50
6/9/2016	235.29	66.00	33.00	3,745.50	67.50	66.00	12.21	4,225.50
6/10/2016	163.99	46.00	23.00	2,274.50	46.00	46.00	8.51	2,608.00
6/16/2016	128.34	36.00	18.00	2,416.00	36.00	36.00	6.66	2,677.00
6/16/2016	99.82	28.00	14.00	2,349.00	28.00	28.00	5.18	2,552.00
6/17/2016	121.21	34.00	17.00	4,250.00	34.00	34.00	6.29	4,496.50
6/28/2016	156.86	44.00	22.00	2,151.00	44.00	44.00	8.14	2,470.00
6/29/2016	0.00	0.00	0.00	950.00	0.00	0.00	0.00	950.00
6/30/2016	106.95	30.00	15.00	3,377.50	30.00	30.00	5.55	3,595.00
	1,340.44	376.00	188.00	28,378.00	377.50	376.00	69.56	

TOTAL FINE, COURT COSTS AND FEES COLLECTED FOR JUNE 2016 $ 31,105.50

Run Date: 07/05/2016 04:05 PM

MUNICIPAL DIVISION SUMMARY REPORTING FORM

Refer to instructions for directions and term definitions. Complete a report each month even if there has not been any court activity.

I. COURT INFORMATION

Contact information same as last report ☑

Municipality: Sunset Hills Municipal Court **Reporting Period: 06/01/2016 to 06/30/2016**

Mailing Address: 3939 S Lindbergh
Physical Address: 3939 S Lindbergh
Telephone Number: (314) 849-3402
Prepared by: C. LAY
Municipal Judge(s): W L. Hetlage

Software Vendor: REJIS
County: St. Louis County Circuit: 21st
Fax Number: (314) 849-8110
E-mail Address: clay@sunset-hills.com iNotes: [ ]
Prosecuting Attorney: Robert Edward Jones

II. MONTHLY CASELOAD INFORMATION

	Alcohol and Drug Related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases (Citations/Informations) Pending at start of month	52	2,012	228
B. Cases (Citations/Informations) Filed	6	347	40
C. Cases (Citations/Informations) Disposed			
1. Jury Trial (Springfield, Jefferson & St. Louis County only)	0	0	0
2. Court/Bench Trial - Guilty	0	0	0
3. Court/Bench Trial - Not Guilty	0	0	0
4. Plea of Guilty in Court	6	193	14
5. Violations Bureau Citations and Bond Forfeitures by Court Order (as payment of fines/costs)	0	0	0
6. Dismissed by Court	0	42	2
7. Nolle Prosequi	0	10	0
8. Certified for Jury Trial (not heard in Municipal Div.)	3	5	2
9. TOTAL CASE DISPOSITIONS	**9**	**250**	**18**
D. Cases (Citations/Informations) Pending End of Month (A + B - C9)	49	2,109	250
E. Trial De Novo and/or Appeal Applications Filed	0	0	0

III. WARRANT INFORMATION (Pre and Post Disposition)

1. # Issued during reporting period	131
2. #Served/Withdrawn during reporting period	84
3. # Outstanding at end of reporting period (only required for June reporting)	1,178

IV. PARKING TICKETS

Issued

☒ Court staff does not process parking tickets

V. NET DISBURSEMENTS

Fines	$22,236.50	Restitution	$0.00
Clerk/Court Fee (Costs)	$2,220.00	Parking Ticket Revenue (including penalties)	
Judicial Education Fee (JEF)	$0.00		
☑ Court does not retain funds for JEF		Bond Forfeitures (paid to city)	$950.00
Peace Officer Standards and Training (POST) Commission Surcharge	$184.00	Bond Refunds:	$1,600.00
Crime Victims Compensation (CVC) Fund Surcharge	$1,311.92	Total Other Disbursements:	$2,195.08
Law Enforcement Training (LET) Fund Surcharge	$369.50		
Domestic Violence Shelter Surcharge	$368.00		
Inmate Prisoner Detainee Security Fund Surcharge	$368.00		
Sheriffs' Retirement Fund Surcharge	$0.00	Total Disbursements:	**$31,803.00**

MUNICIPAL DIVISION SUMMARY REPORTING FORM

Court Information	Municipality: Sunset Hills Municipal Court	Reporting Period: 06/01/2016 - 06/30/2016

Supplemental

Total Other Disbursements. Enter additional surcharges and/or fees disbursed by the court not listed on the MUNICIPAL DIVISION SUMMARY REPORTING FORM. Use additional forms if necessary and enter the total on the Total Other Disbursements line on the MUNICIPAL DIVISION SUMMARY REPORTING FORM. (Examples include, but are not limited to, arrest costs, witness fees, and board bill/jail costs.)

Other Disbursements	$ Amount
Crime Victim Fund City	$68.08
Special Deterrent	$1,250.00
Recoupment	$877.00
Total Other Disbursements	$2,195.08

Include this total amount under Total Other Disbursements on Municipal Division Summary Reporting Form

1ST READING 7-12-16

BILL NO. 15 2ND READING _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR DON JACOBSMEYER TO REDEVELOP THE SITE AT 10300 WATSON ROAD.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, AS FOLLOWS:

Section 1: A Preliminary Development Plan was previously approved by the Board of Aldermen in September, 2015 for the site at 10300 Watson Road.

Section 2: A public hearing upon the petition of Don Jacobsmeyer for a Final Development Plan to redevelop the site was held on July 12, 2016 before the Board of Aldermen of the City of Sunset Hills.

Section 3: The Final Development Plan submitted by Don Jacobsmeyer to redevelop the site at 10300 Watson Road is hereby approved with the following conditions from approval of the Preliminary Development Plan:

a.Petitioner shall post a resident caretaker/watchman on the premises 24 hours per day, 7 day per week.
b. Petitioner shall demonstrate approval from MODOT for landscaping buffer in the right-of-way of Watson Road.
c. There shall be no retail sales from the storage stalls.

Section 4:This ordinance shall take effect immediately upon its passage and approval.

PASSED THIS ____ DAY OF _____, 2016.

_____
MAYOR

APPROVED THIS ____ DAY OF _____, 2016.

_____
MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

June 9, 2016

Sunset Hills

3939 South Lindbergh Blvd.

Sunset Hills, MO 63127

Dear Ms. Sprick

In reference to the application, P-17-16, we are requesting that the second reading and vote take place on July 12, 2016.

Thank You

David J. Marlo

Sunset Hills

RECEIVED
MAY 11 2016
CITY OF SUNSET HILLS

3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. P-17-16
DATE 5-11-16
FEE

FINAL DEVELOPMENT PLAN

1. Applicant's Name David J. Marlo
2. Mailing Address 9300 Watson Phone 314-249-7900
3. Agent's Name and Address Donald Jacobs Mayer
(If different than Applicant)
4. Property Owner's Name David J. Marlo
5. Address of Property 10300 Watson Rd St. Louis, MO 63126
6. Area of Property Sunset Hills
7. Existing Zoning PD-LC (B) Proposed Zoning
8. Proposed Use Self storage facility
9. Remarks and Reasons
10. Legal Description (to be attached)
11. Scale Drawings of Property and Proposed Development Plans (to be attached)
12. Fee: $250 for 10 acres or less. More than 10 acres $250 plus $25 for each acre or fraction thereof over ten acres.

I hereby state that I have read all applicable sections of the Zoning Ordinances of the City of Sunset Hills and can comply with all requirements of those regulations. I also certify that all statements made on this application are true and that I have a legal right to make this application.

Signature: David J. Marlo

May 08

P-17-16

Title: Final Development Plan for redevelopment of the site at 10300 Watson Road. This is a resubmittal of P-08-16, which was denied by the Board of Aldermen.

Petitioner: Don Jacobsmeyer
11420 Gravois Road
St Louis, Missouri 63126

Owner: 10300 Watson Rd LLC
11420 Gravois Road, Suite 200
Saint Louis, Missouri 63126

Date: June 2016

Summary:

This application is for a Final Development Plan to redevelop property located at 10300 Watson Road. The property is located on the south side of Watson Road, approximately 0.27 mile east of South Lindbergh Boulevard and is also known as the Color Art building. The property is currently zoned PD-LC(B) Planned Development - Limited Commercial, 1-3 acre lot size. The properties to the north (across Watson Road) east and west are zoned C-1. The properties to the south are zoned R-4, Single Family Residential 10,000 square foot minimum lot size.

Recent applications:

P-08-16 was a petition for a final development plan. The Planning & Zoning Commission recommended approval of the petition on March 2, 2016. The Board of Aldermen denied the petition on April 28, 2016. This is a resubmittal of that Final Development Plan, to redevelop the property at 10300 Watson Road.

P-21-15 was a petition to rezone the property from C-1 Commercial District to PD-LC(B) Planned Development - Limited Commercial, 1-3 acre lot size. It was approved in September 2015.

P-22-15 was a petition for Text Amendment to add "Indoor storage facilities" as a conditional use in the C-1 Commercial District. It was approved in September 2015.

P-23-15 was a petition for Preliminary Development Plan for the property. It was also approved in September 2015 with the following conditions:

1. Petitioner shall post a resident caretaker/watchman on the premises 24 hours per day, 7 days per week.
2. Petitioner shall demonstrate approval from MoDOT for landscaping buffer in the right of way of Watson Road.
3. There shall be no retail sales from the storage stalls.

A-11-15 was a petition to vary the side setback requirement, buffer width and site coverage allowed. The Board of Adjustment approved that petition in July 2015.

Staff analysis:

The petitioner is proposing to redevelop this property, using the existing structure and parking lot. The structure will be used for indoor storage, office space and caretaker's residence.

There has been one change made to the plan subsequent to the approval of the Preliminary Development Plan. All vehicular access to the structure will now be on the front of the building.

The petitioner is proposing to use MoDOT right of way to meet the buffer requirement along Watson Road. The applicant has provided written agreement from MoDOT, allowing the petitioner to use the right of way for landscaping purposes.

This Final Development Plan is the last step in the process for redevelopment of this property. The Final Development Plan process requires action by the Board of Aldermen and the Mayor. If approved, the Final Development Plan must be recorded with St Louis County.

NOTICE

NOTICE IS HEREBY GIVEN THAT AT 7:00 P.M. ON WEDNESDAY, JUNE 1, 2016, THE PLANNING AND ZONING COMMISSION WILL MEET IN THE ROBERT C. JONES CHAMBERS OF CITY HALL AT 3939 S. LINDBERGH BLVD. SUNSET HILLS, MO. THE COMMISSION WILL CONSIDER AND DISCUSS A PETITION FOR A FINAL DEVELOPMENT PLAN, SUBMITTED BY DON JACOBSMEYER, TO REDEVELOP THE SITE AT 10300 WATSON ROAD (AKA COLOR ART BUILDING). ANYONE INTERESTED IN THE PROCEEDINGS WILL BE GIVEN AN OPPORTUNITY TO BE HEARD. FURTHER INFORMATION ON THIS PROPOSAL IS AVAILABLE AT CITY HALL, 3939 S. LINDBERGH BLVD. IN THE PUBLIC WORKS DEPARTMENT OR BY CALLING 314-849-3400.

PLANNING & ZONING COMMISSION
CITY OF SUNSET HILLS, MISSOURI

P-17-16

1ST READING 7-12-16

BILL NO. 16 2ND READING _____

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A SUBDIVISION PLAT FOR A LOT CONSOLIDATION OF THE PROPERTY AT 424 HANDY STREET, 415 SPEARS STREET AND 421 SPEARS STREET AS PROVIDED IN APPENDIX A OF THE CODE OF ORDINANCES OF THE CITY OF SUNSET HILLS, MISSOURI.

WHEREAS, a plan has been received from for a lot consolidation of the property at 424 Handy Street, 415 Spears Street and 421 Spears Street in the City of Sunset Hills.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Subdivision Plat made a part hereof and attached hereto as Exhibit 1 for a lot consolidation of the property at 424 Handy Street, 415 Spears Street and 421 Spears Street, as submitted to the Board of Aldermen, is hereby approved.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of said Subdivision Plat by affixing their signatures and the official seal of the City of Sunset Hills to a certification of approval upon the Subdivision Plat of the Lot consolidation of 424 Handy Street, 415 Spears Street and 421 Spears Street, as submitted.

Section 3. The Subdivision Plat attached hereto as Exhibit 1 is hereby accepted for the development of the Lot consolidation of 424 Handy Street, 415 Spears Street and 421 Spears Street.

Section 4. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED THIS _____ DAY OF _____, 2016.

_____
MAYOR

APPROVED THIS _____ DAY OF _____, 2016.

_____
MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

Hills

3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. P-16-16
DATE 5-10-16
FEE 100-

LOT CONSOLIDATION

1. Applicant's Name Whalen Custom Homes Inc.
2. Mailing Address 338. S. Kirkwood Rd Phone 314-575-7645
3. Agent's Name and Address Kirkwood MO 63122
(If different than Applicant)
4. Property Owner's Name Whalen Custom Homes, Inc. (Owner Under Contract)
5. Address of Property 421 Spears, 424 Spears, 424 Handy
6. Area of Property 25,000 square feet
7. Existing Zoning R-6 (If Applicable) Proposed Zoning R-6
8. Name of Subdivision Meacham Park
9. Number of Parcels Proposed 1
10. Remarks and Reasons Consolidate Parcels to Create one lot for single family construction
11. Legal Description (to be attached)
12. Scale Drawings of Property and proposed Subdivision Plat (to be attached)
13. Fee: $100 for tract less than three acres. $200 for tract of three or more acres

I hereby state that I have read all applicable sections of the Zoning and Subdivision Ordinances of the City of Sunset Hills and can comply with all requirements of those regulations. I also certify that all statements made on this application are true and that I have a legal right to make this application.

Signature: President
Whalen Custom Homes, Inc.

May 08

P-16-16

Title: Lot Consolidation to combine 12 lots at 421 Spears Street.

Petitioner: Mike Whalen, Whalen Custom Homes
338 South Kirkwood Road
Kirkwood, Missouri 63122

Owner: Geraldine & Kenneth Thompson
333 Tuxedo Street
St Louis, Missouri 63119

Date: June 2016

Lot consolidation limits shown in green

City limits shown in red

Summary:

This petition is for a lot consolidation of properties at 415 and 421 Spears Street and 424 Handy Street. These 12 lots were originally part of Meacham Park Subdivision. The properties are located between Spears Street and Handy Street, approximately 350 feet west of Tolstoi. These properties, along with all of the surrounding properties, are zoned R-6, Single Family Residential, 5,000 square foot minimum lot size.

Staff analysis:

The total area of these consolidated lots is 30,000 square feet. The petitioner has the properties under contract and proposes to consolidate the lots and construct one (1) single family residence. At this time, there is not a proposal to change the zoning. The R-6 zoning district has the following setback requirements: 20 feet from the front property line, 3 feet from the side property lines and 15 feet from the rear property line. The proposed residence would be required to meet those setbacks.

A lot consolidation follows the same procedures as a record plat. This petition has met all of the requirements of Appendix A, Subdivision Regulations, Section 3.6 Record Plat. No new improvements or common ground are proposed. If approved by the Board of Aldermen, the lot consolidation must be filed with St. Louis County Recorder of Deeds Office within 60 days.

1ST READING 7-12-16

2ND READING _____

BILL NO. 17

ORDINANCE NO. _____

AN ORDINANCE APPROVING AN AMENDED DEVELOPMENT PLAN FOR SUNBELT RENTALS, INC. TO ADD TWO ABOVE GROUND FUEL TANKS ON THE PROPERTY AT 13084 GRAVOIS ROAD.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, AS FOLLOWS:

Section 1: A Development Plan was previously approved in 2014 by the Board of Aldermen for a building at 13084 Gravois Road.

Section 2: A public hearing upon the petition of Sunbelt Rentals, Inc. for an Amended Development Plan to add two above ground fuel tanks was held on July 12, 2016 before the Board of Aldermen of the City of Sunset Hills.

Section 3: The Amended Development Plan submitted by Sunbelt Rentals, Inc. to add two above ground fuel tanks at 13084 Gravois Road is hereby approved. The Petitioner shall secure the tanks to the satisfaction of the City Engineer to prevent them from floating in the event of a flood.

Section 4: This ordinance shall take effect immediately upon its passage and approval.

PASSED THIS ____ DAY OF _____, 2016.

_____
MAYOR

APPROVED THIS ____ DAY OF _____, 2016.

_____
MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

Sunset Hills

3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. P-18-16
DATE 5-11-16
FEE 250-

AMENDED DEVELOPMENT PLAN

1. Applicant's Name SUNBELT RENTALS, INC.
2. Mailing Address 2341 DEERFIELD DR., FT MILL SC 29715 Phone (803) 578-5922
3. Agent's Name and Address _____
(If different than Applicant)
4. Property Owner's Name WINTER BROTHERS MATERAL COMPANY
5. Address of Property 13084 GRAVOIS ROAD, ST LOUIS MO 63127
6. Area of Property 2.29 ACRES
7. Current Zoning PD-LI Proposed Zoning _____
8. Remarks and Reasons SUNBELT RENTALS IS PROPOSING A ABOVE GROUND FUEL STORAGE/DESPENSING FACILITY IN THE REAR STORAGE YARD OF THE FACILITY.

9. Legal Description (to be attached)

10. Scale Drawings of Property and Proposed Development Plans (to be attached)

11. Fee: Area of ten acres or less $250.00. Area of more than ten acres $250.00 plus $25.00 for each acre or fraction thereof over ten acres. 6.25 acres

I hereby state that I have read all applicable sections of the Zoning Ordinances of the City of Sunset Hills and can comply with all requirements of those regulations. I also certify that all statements made on this application are true and that I have a legal right to make this application.

Signature: _____

May 08

P-18-16

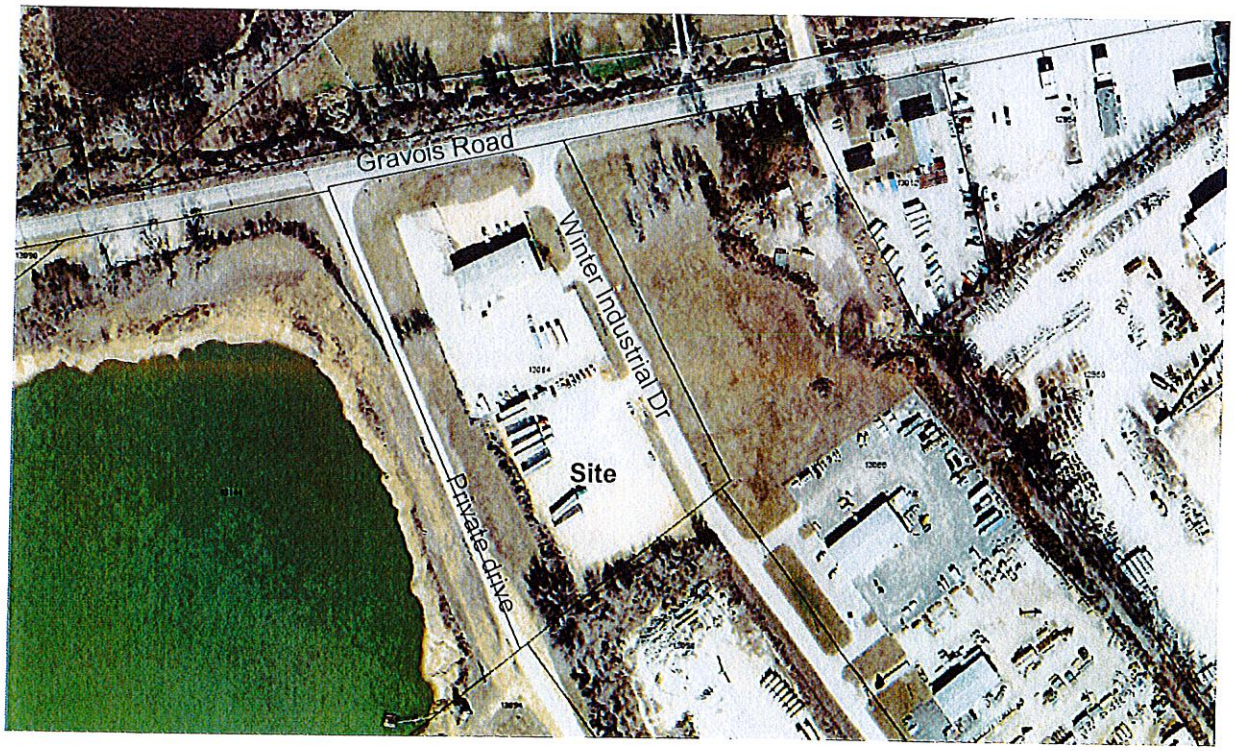
Title: Amended Development Plan for the installation of two (2) above ground fuel tanks at 13084 Gravois Road.

Petitioner: Sunbelt Rentals Inc
2341 Deerfield Road
Ft Mills, South Carolina 29715

Owner: Winter Brothers Material Company
13098 Gravois Road
Sunset Hills, Missouri 63127

Agent: Kent Nurnberger, Grimes Consulting

Date: June 2016



Summary:

This application is for an Amended Development Plan for property at 13084 Gravois Road. The property is located on the southwest corner of Gravois Road and Winter Industrial Drive. The property is currently zoned PD-LI, Planned Development-Light Industrial. The property to the north (across Gravois Road) is zoned R-1, Single Family Residential, 1 acre minimum lot size. The property to the east (across Winter Industrial Drive) is zoned PD-LI. The properties to the south and west are zoned NU, Non-Urban, 3 acres minimum lot size.

Staff analysis:

The last petition for this property was in 2014, when the petitioner received approval of an Amended Development Plan to construct a 1200 square foot addition to the existing building.

Per Appendix B Zoning Regulations, Section 4.10-25 Changes and amendments to final development plan:

(A) Minor changes: Minor changes in the location, siting and height of buildings and structures may be authorized by the zoning enforcement officer if required by engineering or other circumstances not foreseen at the time the final plan was approved. No change authorized by this section shall cause any of the following:

1. A change in the use or architectural character of the development, including changes in any exterior finish material approved by the board;
2. An increase in building or site coverage;
3. An increase in the intensity of use (e.g., number of dwelling units);
4. An increase in vehicular traffic generation or significant changes in traffic access and circulation;
5. A reduction in approved open space or required buffer areas; or
6. A change in the record plat.

(B) Plan amendments: All proposed changes in use, or rearrangement of lots, blocks and building tracts, changes in the provision of common open spaces, and changes which would cause any of the situations listed under paragraph (A) above shall be subject to approval by the board. In such event, the applicant shall file a revised development plan and be subject to the requirements of this section as if it were an entirely new application.

The applicant is currently occupying the structure. The proposed addition, per Appendix B Zoning Regulations, Section 4.10-25 Changes and amendments to final development plan necessitate the need for this application and the application of all current code requirements.

The petitioner is proposing to install two (2) above ground fuel tanks to the property, behind the existing building. The tanks would be installed on an existing concrete pad. The location of the dumpster enclosure has also changed slightly, from the original proposed location.

This property is affected by 100 year flood plain. However, the building and this concrete pad are above the base flood elevation. All current code requirements would be met by this proposal.

1ST READING 7-12-16

BILL NO. 18 2ND READING _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS 4-51 AND 4-52 OF THE SUNSET HILLS CITY CODE RELATING TO PROHIBITED CONDUCT FOR LICENSEES AUTHORIZED TO DISPENSE ALCOHOLIC BEVERAGES.

WHEREAS, state regulations, 11 CSR 70-2.130(14), prohibit a retail licensee for the sale of alcoholic beverages from permitting acts substantially as described herein on any licensed premises; and

WHEREAS, the Board of Aldermen wishes to underscore the importance of all licensees maintaining strict adherence to such standards at all times and enable the Police Department, the administrative arms of the City and the Board of Aldermen to use the regulatory authority vested in them by state law and the ordinances of the City to assure that all licensed premises are operated in a safe and lawful manner;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Sections 4-51 and 4-52 of the Code of Ordinances of the City of Sunset Hills, Missouri, are hereby repealed and new Sections 4-51, 52 are hereby enacted in lieu thereof to read as follows:

Sec. 4-51.- Revocation or suspension

(a) The Board of Aldermen may suspend or revoke any license issued under this Code for any one (1) or more of the following violations by the licensee or his/her employee(s):

(1) Failure to prevent or suppress any violent quarrel, disorder, brawl, fight or other improper or unlawful conduct of any person who is upon the licensed premises;

(2) Failure to immediately report to the proper law enforcement authorities an illegal or violent act that has been committed on or about the licensed premises when the licensee or his/her employee knew or should have known that said act occurred upon the licensed premise;

(3) Failure to cooperate fully with law enforcement authorities during the course of an investigation into an illegal or violent act that was committed on or about the licensed premises;

(4) Permitting the performance of acts or simulated acts of sexual intercourse, masturbation, sodomy, bestiality, oral copulation, flagellation or any sex acts which are prohibited by law;

(5) Permitting upon the licensed premises the display of any portion of the areola of a female breast or permitting a failure to cover the entire areola and entire front of a female breast with opaque clothing;

(6) Permitting upon the licensed premises the actual or simulated touching, caressing or fondling of the breast, buttocks, anus or genitals of a person;

(7) Permitting upon the licensed premises the actual or simulated display of the anus, vulva, genital or pubic hair or permitting a failure to cover pubic hair, anus, vulva or genitals with opaque clothing;

(8) Permitting any person to remain on the licensed premises after that person has exposed to public view any portion of his/her genitals or anus or has failed at any time to have and keep opaque clothing over all parts of his/her genitals and anus;

(9) Permitting upon the licensed premises the display of films, video programs or pictures depicting acts which are prohibited by this Chapter or are offenses involving indecency and obscenity as set forth in the City of Sunset Hills Code, as amended;

(10) Failure to continuously operate the licensed place of business during the term of such license;

(11) Failure to obtain a license from the state supervisor of liquor control;

(12) Making a false affidavit in an application for a license; or

(13) Any violation of the provisions of this Code, including those provisions of this Code relating to the issuance of licenses, or the State laws and regulations governing the sale of intoxicating liquor by the drink.

Sec. 4-52.- Hearing required

No license shall be revoked or suspended until notice in writing is given and a hearing held by the Board of Aldermen to determine whether or not such license should be revoked. The hearing shall be held not less than ten days nor more than 30 days after such licensee is notified. At such hearing, said licensee shall have the right to have counsel and to produce witnesses in his behalf. After such hearing, the Board of Aldermen may determine to revoke or suspend the license of such licensee and its determination shall be final.

Section 2. This ordinance shall take effect and be in full force from and after its passage and approval.

PASSED THIS _____ DAY OF _____, 2016.

_____
MAYOR

APPROVED THIS _____ DAY OF _____, 2016.

_____
MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

RESOLUTION NO. 389

WHEREAS, the City of Sunset Hills is an expanding City in the growing County of St. Louis, and;

WHEREAS, The City of Sunset Hills deems it necessary to construct our first slide at the aquatic facility that will serve its citizens as well as the traveling public.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, as follows:

1. Application be made under the Municipal Parks Grant of the county of St. Louis for a grant-in-aid for the total cost of the project, reimbursable upon completion by the Commission.

2. That a project proposal be prepared and submitted to the Municipal Parks Grant Commission.

3. The Board of Aldermen hereby authorizes Mayor Pat Fribis to sign and execute the necessary documents for forwarding the project proposal application for a grant-in-aid under the Municipal Parks Grant Commission.

4. If a grant is awarded, the City of Sunset Hills will enter into an agreement or contract with the Commission regarding said grant.

Adopted this 12th day of July, 2016

_____
Pat Fribis, Mayor

ATTEST:

_____
Lori Stone, Deputy City Clerk

RESOLUTION NO. 390

WHEREAS, the City of Sunset Hills is an expanding City in the growing County of St. Louis, and;

WHEREAS, The City of Sunset Hills deems it necessary to construct a fitness trail and restroom that will serve its citizens as well as the traveling public.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, as follows:

1. Application be made under the Municipal Parks Grant of the county of St. Louis for a grant-in-aid for the total cost of the project, reimbursable upon completion by the Commission.

2. That a project proposal be prepared and submitted to the Municipal Parks Grant Commission.

3. The Board of Aldermen hereby authorizes Mayor Pat Fribis to sign and execute the necessary documents for forwarding the project proposal application for a grant-in-aid under the Municipal Parks Grant Commission.

4. If a grant is awarded, the City of Sunset Hills will enter into an agreement or contract with the Commission regarding said grant.

Adopted this 12th day of July, 2016

_____
Pat Fribis, Mayor

ATTEST:

_____
Lori Stone, Deputy City Clerk

AGENDA

BOARD OF ALDERMEN

A closed meeting of the Sunset Hills Board of Aldermen will be held Tuesday, August 9 and August 23, 2016, in the Conference Room at Sunset Hills City Hall, 3939 South Lindbergh Boulevard, immediately following adjournment of the regular meeting which commences at 7:00 p.m. There will also be closed votes, if any, and a closed record of said meeting.

The subject matters of said meeting are (a) litigation in which the City is a party or in which the City is contemplated as a party, (b) hiring, firing, disciplining or promoting of particular employees, (c) leasing, purchase or sale of real estate, and d) proposals and negotiations for contracts, which are the subject matters of closed meetings, votes and records under R.S.Mo. 610.021(1), (2), (3) and (12).