

MINUTES OF THE WORK SESSION
OF THE BOARD OF ALDERMEN
OF THE CITY OF SUNSET HILLS MISSOURI
HELD ON AUGUST 23, 2016

BE IT REMEMBERED that the Board of Aldermen of the City of Sunset Hills, Missouri met in a work session at City Hall, 3939 S. Lindbergh Blvd., in said City on Tuesday, August 23rd, 2016. The meeting convened at 6:00 p.m.

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

Roll Call

Present: Thompson Price, Kurt Krueger, Tom Musich, Steve Bersche, Dee Baebler, Rich Gau, Mayor Fribis, Mark Colombo, Keith Kostial (via goto meeting), Bryson Baker (Not voting), Gerald Brown (Not voting), Robert E. Jones (Not voting), and Eric Sterman (not voting).

Bill No. 20 -- An ordinance approving an amended development plan for Fred Weber Reinforced Concrete Products, Inc. to allow demolition of an existing structure and placement of temporary office space on the property at 12950 Gravois Road SECOND READING

Alderman Bersche read Bill No. 20 for a second reading. Alderman Gau made a motion to approve Bill No. 20 and Alderman Musich seconded the motion. Motion was unanimously passed.

Vote: Motion passed (**summary:** Yes = 7, No = 1, Abstain = 0).

Yes: Dee Baebler, Keith Kostial, Mark Colombo, Rich Gau, Steve Bersche, Thompson Price, Tom Musich.

No: Kurt Krueger.

Mayor Fribis declared Bill No. 20 to become Ordinance #2020.

Resolution No. 392-Budget Amendment –Parks Bandstand

Mr. Gerald Brown explained that at the recent car cruise held in Sunset Hills, the operator of this band wagon stated it was for sale. The cost is \$9500.00. Mr. Brown stated the funds would come from the capital budget. Mr. Brown feels this would be a great amenity for the City to use for band concerts, award ceremonies, triathlons, 5K and day camp, etc. He also stated this could be rented to other municipalities to help recoup costs. He stated it needs a little sprucing up and not a lot of maintenance is required.

Alderman Gau asked where this band stand would be stored. Mr. Brown answered by the park maintenance facility down by the pool under the covered shelter. Alderman Colombo asked how often it would be used in a year's time. Mr. Brown stated two or three times.

Alderman Gau had some concerns regarding spending \$10,000. Other city departments could put this money to better use, and the band wagon was not projected in the five year capital plan. A suggestion was made to possibly do concerts in the park like other municipalities do, get a couple of food trucks and move around to the different parks in the city. Mr. Brown said the park staff would maintain the wagon. A question was raised on how much a new one would cost, Mr. Brown replied \$125,000 to \$150,000. Alderman Krueger asked how old this one is. Mr. Brown replied approximately 18-20 years old.

Alderman Gau asked Mr. Brown if his department needed to spend \$10,000 would this be a high priority. Mr. Brown stated no. Alderman Colombo stated he feels this wagon would be a good asset for the city.

Alderman Bersche made a motion to approve the purchase of the park's band stand and Alderman Colombo seconded the motion.

Vote: Motion passed (**summary:** Yes = 6, No = 2, Abstain = 0).

Yes: Dee Baebler, Keith Kostial, Mark Colombo, Steve Bersche, Thompson Price, Tom Musich.

No: Kurt Krueger, Rich Gau.

Resolution No. 393- Contract with L. F. Krupp Construction, Inc. for road improvements on West Watson

Alderman Price read Resolution No. 393.

 Mr. Baker spoke on the West Watson road improvement project. This has been in the works for 4 years and is an STP grant (federal highway) through MoDOT. It's behind schedule and hopefully is finished by the end of the year. Mr. Baker stated this is the same company who did the Kennerly road project and they did a good job on Kennerly. It's under budget, and would like it approved.

Motion to approve Resolution #393 made by Alderman Krueger and seconded by Alderman Price and motion was unanimously approved.

Presentation from HR Sheevam regarding Days Inn site

 Mr. Sheevam, owner of the Days Inn, stated he would like to redevelop this site. Mr. Sheevam referred to the overhead projector showing the first phase of the re-development and comparing it to the aerial view of the site as it stands now. The development plan shows the parking lot and green space, buffering allowed by the city. He also presented pictures of the new lobby entrance and breakfast area.

Mr. Sheevam stated he has been guaranteed funds for this redevelopment which expires in December and would like to have this closed before then.

Alderman Gau inquired about the noise level coming from Helen Fitzgerald's next door. The first floor will be the breakfast area and meeting rooms. Mr. Sheevam stated he is relying on the engineers to sound proof the 2nd-4th floors. Mayor Fribis asked how many rooms are in the new building. Mr. Sheevam answered 70 rooms. Both motels would be run at the same time. The Days Inn will be demolished by 2018-2019, and will either incorporate a new retail area or another new hotel.

Alderman Baebler asked about the other hotel brands and their height limits. Mr. Sheevam explained some won't consider a building under 6 stories or less than 50 feet. Mr. Sheevam stated Sunset Hills needs a higher end hotel. A discussion ensued regarding different brands and future new brands being developed.

Discussion of overlay districts/zoning code re-writes

 Mr. Sterman addressed and answered some questions regarding overlay districts and the re-write of the zoning codes. Mr. Jones distributed two handouts, one from the City of Ballwin regarding their overlay district regulations. Mr. Jones clarified that an overlay district is not a separate zoning designation. Mr. Jones defined several topics from both handouts.

 **Review of the Public Works Committee-** Mayor Fribis stated that at each work session a committee will be reviewed to insure that the rules of the City ordinances are being followed. Mr. Jones referred to the board packet, and explained four areas of this handout. Mayor Fribis stated that one alderman from each ward is represented on the public works committee. Mr. Baker stated everything required in the ordinance is being followed and going in the right direction. Mayor Fribis stated next month will be the Police Advisory Board.

 **Discussion of motel heights-** Mr. Baker recapped some of the districts height requirements. Mr. Baker stated the city has the tools to get to the heights of some of these hotels. Mr. Baker stated some issues would be how close the hotel would be to a residential area. Hotel owners like a smaller foot print so that they may go higher.

Mr. Jones stated there is draft of an ordinance to change the height in the PD-BC district in your packet which has not yet been adopted. Mr. Jones stated he could have this ready for the September meeting. Mr. Baker stated this is only for the PD-BC district where the Holiday Inn is located.

Alderman Krueger asked if set backs were being increased. Mr. Baker replied no. Alderman Krueger asked if Days Inn would do a higher building at the back side of the property would there be two changes to the code. Mr. Baker said depends on how high the building would be.

 **Discussion of parking ordinances for commercial developments-** Mr. Sterman explained this issue was brought up regarding the proposed Jimmy John's plan and eliminating some parking spaces to increase buffering. Mr. Sterman stated if parking spaces were removed Mr. Saladin would be out of compliance with our codes as they are currently written.

Mr. Baker explained how parking spaces are calculated and the minimum amount of spaces Mr. Saladin would definitely need to have for each business he is proposing. The loading space is much higher than other cities around us. Other cities have one we have four, this could be adjusted down to one or two. Alderman Baebler asked how we are compared to other municipalities regarding parking. Mr. Baker stated we are over parked especially in retail. When the code gets re-done this will be something that will be addressed. The codes will be changed city wide, and not just for an individual business.

Discussion on video conferencing bill- Mayor Fribis asked for any comments. Mayor Fribis stated she contacted Crestwood and received information on their video conferencing and will email the information to the board.



Discussion on flood buyout properties- Mr. Baker stated there are three properties deemed damaged and the property cannot be improved without demolishing the property. One home is still eligible for a severe repetitive loss plan so if this grant is awarded then the City would own this property. A question was asked if the other two do not receive the grant what happens to the property. Mr. Baker stated the homeowners would have to improve the property or have it demolished. Mr. Baker stated there is help available for these owners to have their homes demolished.

Discussion of Mellow Mushroom/Chrisann Lane – Mr. Sterman stated some issues have been raised since they opened and hopefully can be resolved properly before their permanent occupancy permit is granted. The first is the condition of the street being returned to the original condition prior to construction. The owners were present at the last board meeting, and stated they have spent \$2500.00 to have the road fixed. Mr. Baker stated the road looks as good as it was when construction started.

Mr. Jones read the conditions and stated the owners have met their obligation. A discussion among the aldermen on what the road looks like now, and some aldermen would like more repairs.

Mr. Sterman also addressed the refrigerated trailer parked onsite. Mr. Sterman explained that their business has been very good and that they are requesting this trailer to stay until Aug. 31. Mr. Baker stated the permit can be extended an additional 45 days if needed.

Alderman Baebler asked if there is any proof the whole \$2500.00 has been spent on road improvements. Mr. Sterman stated that proof is available. Alderman Gau stated there are still a couple of potholes that need to be fixed.

Mr. Vienhage and Mr. Burke, owners of Mellow Mushroom were present and stated the construction companies were instructed not to use Chrisann, but it happened anyway. Mr. Burke stated \$2500.00 was used to put the road back to its original condition prior to construction. Mr. Burke stated he has receipts and the pot holes have been fixed and there may be a few more, but the road is old. However, we never agreed to put in a new road and we have met our obligation and Mr. Vienhage also agreed. Alderman Baebler thanked them for handling the neighbors in a nice manner.

General Discussion

Appointment

- a). Tom Powers-Planning and Zoning Committee-replacing Dan Werner.

Motion was made by Alderman Musich and seconded by Dee Baebler and unanimously approved.

Deer Committee

Motion was made Alderman Gau and seconded by Alderman Bersche to disband the Deer Committee and was unanimously approved.

Discussion of tornado property

Alderman Gau spoke about a recent conceptual plan on homes for the corner lot of Court Drive and thought this was an interesting concept to keep it residential. He stated he has heard some comments that the city does not need another bank and to keep this area residential. A discussion ensued regarding getting residents' feedback and possibly having an open forum with the aldermen to discuss this plan. Alderman Baebler stated the residents prefer single standing homes and not villas or attached homes.

Mayor Fribis asked if a public hearing could be held to hear the residents' comments, developers could answer questions and drawings could be displayed. Mr. Baker said an open house would allow the developers to show their plans and answer questions. A discussion was held on when this public meeting will take place, meeting place and getting the word out.

Jimmy Johns Development

Alderman Krueger asked what status the Jimmy John's development is in. Mayor Fribis said he didn't pass; Mr. Saladin could not get rid of 9 parking spaces. Mayor Fribis stated the developer could re-submit a new development. Mr. Sterman stated the code amendments that would be needed the process of approval. Mr. Sterman said the board might want to consider preparing these amendments and bringing them for consideration.

Alderman Krueger stated he felt the board might have been misled regarding the volume coming from the speakers. He drove by two Jimmy John's in residential areas and observed the drive thru; I also videotaped it and could not hear if any noise. I stood behind a vinyl fence less than 75 feet from the speaker and could not hear it from Chippewa. He feels this is a non-issue, especially since they met all of the conditions.

Another alderman stated he also went to a Jimmy John's and didn't think the speaker was an issue.

Mr. Jones stated the city could reconstitute the city's planning and zoning commission to a statutory planning and zoning commission so that the Mayor and an aldermanic representative serves on. That allows having two representatives on the

planning and zoning commission that participates in the discussion and makes the board's view point made known earlier in the process.

Mayor Fribis stated from what she is hearing is the aldermen will do this and do that to allow this, but the issue is does the city want a Jimmy John's on Lindbergh with a drive thru. Alderman Bersche said I thought it was a compromise with the neighbors to see what they want. Alderman Gau stated at the meeting with the residents there was no compromise on the drive thru or traffic. Alderman Bersche stated something will be on Lindbergh and Jimmy John's does not create the volume of traffic like the other drive thru restaurants do.

Alderman Kostial referenced a Starbucks issue in DesPeres where the owner went to St. Louis County Circuit Court to issue the permit in order for the Starbucks to locate there. Mr. Jones stated it's a different set of zoning circumstances. Mayor Fribis stated some communities do not allow drive thru restaurants.

Alderman Bersche stated what this board can do to move this along. Alderman Baebler stated this was voted down and the developer needs to submit a new plan.

Alderman Price stated he would like communication, emails, any input, inquiries be directed to the City Administrator instead of the Board. Alderman Gau stated Mr. Sterman has been doing a good job communicating with all of the aldermen.

Adjournment

A motion to adjourn was made by Alderman Price and seconded by Alderman Baebler and was unanimously approved. The meeting adjourned at 8:48 pm.

Recording Secretary

