

MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF ALDERMEN  
OF THE CITY OF SUNSET HILLS MISSOURI  
HELD ON MARCH 10, 2020

BE IT REMEMBERED that the Board of Aldermen of the City of Sunset Hills, Missouri met in regular session held in the Robert C. Jones Auditorium at City Hall, 3939 South Lindbergh Blvd., on Tuesday March 10, 2020. 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:

Patricia Fribis	-Mayor
Dee Baebler	-Alderman Ward I
Ann McMunn	-Alderman Ward I
Steve Bersche	-Alderman Ward II
Casey Wong	-Alderman Ward II
Kurt Krueger	-Alderman Ward III
Nathan Lipe	-Alderman Ward III
Thompson Price	-Alderman Ward IV
Eric Sterman	-City Administrator
Susanna Messmer	-Finance Director
Stephen Dodge	-Chief of Police
Bryson Baker	-City Engineer
Gerald Brown	-Director of Parks & Recreation
Robert E. Jones	-City Attorney

Absent: Mark Colombo -Alderman Ward IV

 **APPROVAL OF MINUTES**

Copies of the minutes of the February 11, 2020 regular meeting were distributed to the members for their review.

Alderman Price made a motion to accept the regular meeting minutes as read. Alderman Krueger seconded the motion and it was unanimously approved.

 **PROCLAMATIONS**

- Proclaim March 2020 "Development Disabilities Awareness Month in Sunset Hills, Missouri
- Proclaim the Month of April as "Arbor Month"

## **EMPLOYEE RECOGNITION**

Sergeant Jeff Morris – 25 Years of Service

Chief Dodge recognized Sgt. Morris on his accomplishments and service with the City of Sunset Hills, Police Department.

## **CONSENT AGENDA**

- Bills to be approved

Alderman Krueger made a motion to approve the consent agenda. Alderman Lipe seconded the motion and it was unanimously approved.

## **PUBLIC HEARING – The Board will consider a petition for an Amended Development Plan, submitted by Bank Star, for the addition of an Automated Teller Machine (ATM) at 9717 Landmark Parkway**

Mr. Bryson Baker gave a review from the Planning & Zoning Committee. He announced the recommendations from the committee. Mr. Baker stated that the Fenton Fire Department also needs to approve this project.

Mr. Mark Dorian and Mr. Joe Stewart gave a brief description of the project. He stated their goal is to expand the banking facility at this location and this is phase one of the plan.

## **PUBLIC COMMENT**

Mr. Ed Golterman spoke on live arts and historical buildings this city has to offer.

Mr. Jim McBroom spoke on the flood plain program. He would like the board to widen the restricted area, called Zone X. He also thanked the board for addressing this so quickly.

Mr. Frank Hardy spoke on three bills #88, 95, 96. Mr. Jones stated Bill #88 is identical to the Missouri Statute. He then addressed Bill #95 and 96. Mr. Jones clarified some of Mr. Hardy's questions and concerns.

Alderman Price read a brief statement regarding the mis-information posted on Facebook and relayed to the media. He asked for these comments to cease.

Alderman Baebler stated these were her opinions and she tries to represent her residents to the best of her ability. She stated she appreciates his thoughts and respects his opinion.

Mayor Fribis referenced a Facebook post stating that she was not telling anyone about the Winter Bros. project. She stated this was on the agenda for May 2019. She asked for an apology.

Alderman Baebler replied to the Mayor's statements. Mayor Fribis and Alderman Baebler exchanged comments. Several Aldermen also gave some comments regarding emails about the Winter Bros. and their development plan.

## OLD BUSINESS

### **Bill No. 88 – An Ordinance enacting a New Article III of Chapter 19-1/2 Related to Development Plans seeking Real Property Tax Abatement pursuant to Chapter 353 of the Revised Statutes of Missouri**

Alderman Lipe read Bill No. 88.

Alderman McMunn made a motion to have Bill No. 88 amended for site specific. Mr. Jones stated this is simply a procedure in the State statutes. He stated he didn't see the need to make this site specific.

A brief discussion was held on why this should be sight specific.

Alderman Krueger made a motion to approve as written. Alderman Price seconded the motion.

#### **ROLL CALL VOTE:**

**Vote:** Motion passed (**summary:** Yes = 5, No = 2).

**Yes:** Casey Wong, Kurt Krueger, Nathan Lipe, Steve Bersche, Thompson Price

**No:** Ann McMunn, Dee Baebler

Mayor Fribis declared Bill No. 88 to become Ordinance #2163.

## CITY OFFICIAL AND COMMITTEE REPORTS

City Administrator – Eric Sterman stated the Board of Aldermen meeting in April is moved to April 28 due to the election results. The election polling place at Friendship Village was closed to do the virus. He gave an update on the virus and stated the County has a number to call if you have symptoms. Update on Andre's road we're still waiting for Fema's decision.

Finance Director – Susanna Messmer stated the audit is schedule for March 25.

Chief of Police – Stephen Dodge stated nothing to report.

City Attorney – Robert E. Jones stated Rott Road is posted at 30 mile per hour from Robyn to Lindbergh and 35 miles per hour from Robyn to West Watson. He would like to prepare legislation to add the existing posting of 30 mph on Rott Road from Robyn to Lindbergh.

Alderman Krueger made a motion to have Mr. Jones prepared legislation. Alderman Price seconded the motion and it was unanimously approved.

City Engineer – Bryson Baker stated a new employee started with the Public Works department and they are now fully staffed.

Mayor Fribis addressed the Tapawingo subdivision sidewalks. Mr. Baker stated we are waiting on their deficiency report. He recapped the report, replacing 63 slabs and 270 slabs that are questionable, and the age of the slabs. A total of 1500 slabs for the whole subdivision, replacement of a slab is \$1,500-\$2,000 each. Several Aldermen directed questions to Mr. Baker.

Director of Parks and Recreation – Gerald Brown gave a short presentation on the Bander property. Mr. Brown opened the floor for questions and answers.

It was decided to trade off one mowing from Nancy Eschbach property to accommodate the Bander Property.

Alderman Baebler made a motion to mow a 20 ft strip of grassy area on West Watson and brush hogged once at the Bander Property. Alderman McMunn seconded the motion and it was unanimously passed.

## COMMITTEE REPORTS

Finance Committee – Alderman Colombo no report given.

Economic Development Committee – Alderman Baebler stated nothing to report.

Parks & Recreation Commission – Alderman Bersche stated Wellness week starting March 22-28 all events are free. Softball leagues start on March 29, day camp registration begins on March 16, the driving range opens on March 1 and breakfast with bunny is April 11, and Earth Day event is April 18.

Police Advisory Board – Alderman Bersche stated nothing report.

Public Works Committee – Alderman Krueger stated recap the meeting and construction projects is moving forward.

## NEW BUSINESS

**Bill No. 89 – An Ordinance approving an Amended Development Plan for Bank Star on behalf of Office by Karpel, LLC to make changes to the approved Final Development Plan for the property located at 9717 Landmark Parkway Drive  
FIRST READING**

**\*Petitioner has requested a second reading\***

Alderman Bersche read Bill No. 89 for a first reading.

Alderman Krueger made a motion to suspend the rules and read Bill No. 89 for a second reading. Alderman Lipe seconded the motion.

**ROLL CALL VOTE:**

Motion carried by unanimous roll call vote (**summary: Yes = 7**).

**Yes:** Ann McMunn, Casey Wong, Dee Baebler, Kurt Krueger, Nathan Lipe, Steve Bersche, Thompson Price

Alderman Bersche read Bill No.89 for a second reading.

Alderman Krueger made a motion approve Bill No. 89. Alderman Price seconded the motion.

**ROLL CALL VOTE:**

**Vote:** Motion carried by unanimous roll call vote (**summary: Yes = 7**).

**Yes:** Ann McMunn, Casey Wong, Dee Baebler, Kurt Krueger, Nathan Lipe, Steve Bersche, Thompson Price

Mayor Fribis declared Bill No. 89 to become Ordinance #2164.

**Bill No. 90 – An Ordinance providing for a boundary adjustment between the Cities of Crestwood and Sunset Hills**

**FIRST READING**

Alderman Wong read Bill No. 90 for a first reading.

Mr. Sterman suggested a second reading due to our next board meeting will be at the end of April.

Alderman Krueger made a motion to suspend the rules and read Bill No. 90 for a second time.

Alderman Price seconded the motion.

**ROLL CALL VOTE:**

**Vote:** Motion carried by unanimous roll call vote (**summary: Yes = 7**).

**Yes:** Ann McMunn, Casey Wong, Dee Baebler, Kurt Krueger, Nathan Lipe, Steve Bersche, Thompson Price

Alderman Wong read Bill No. 90 for a second reading.

Alderman Price made a motion to approve Bill 90. Alderman McMunn seconded the motion.

**ROLL CALL VOTE:**

**Vote:** Motion carried by unanimous roll call vote (**summary: Yes = 7**).

**Yes:** Ann McMunn, Casey Wong, Dee Baebler, Kurt Krueger, Nathan Lipe, Steve Bersche, Thompson Price

Mayor Fribis declared Bill No. 90 to become Ordinance #2165.

**Bill No. 91 – An Ordinance providing for a boundary adjustment between the Cities of Crestwood and Sunset Hills**

**FIRST READING**

Alderman Price read Bill No. 91 for a first reading.

Alderman Price made a motion to suspend the rules and Read Bill 91 for a second reading.

Alderman Baebler seconded the motion.

**ROLL CALL VOTE:**

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7).

**Yes:** Ann McMunn, Casey Wong, Dee Baebler, Kurt Krueger, Nathan Lipe, Steve Bersche, Thompson Price

Alderman Price read Bill No. 91 for a second reading.

Alderman Price made a motion to approve Bill 91.

Alderman Krueger seconded the motion.

**ROLL CALL VOTE:**

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7).

**Yes:** Ann McMunn, Casey Wong, Dee Baebler, Kurt Krueger, Nathan Lipe, Steve Bersche, Thompson Price

Mayor Fribis declared Bill No. 91 to become Ordinance #2166.

**Bill No. 92 – An Ordinance to authorize the Mayor to execute a contract between the City of Sunset Hills, Missouri and the Missouri Highways and Transportation Commission providing for roadway improvements on West Watson Road from Gravois Road (MO 30) to Weber Hill Road  
FIRST READING**

Alderman McMunn read Bill No. 92 for a first reading.

**Bill No. 93 – An Ordinance revising the Floodplain Management Program for the City of Sunset Hills, Missouri  
FIRST READING**

Alderman Baebler read Bill No. 93 for a first reading.

Alderman Wong made a motion to amend Bill No. 93 to include the .2% flood plain map. Alderman Wong referenced the flood plain map on the overhead. A discussion ensued between 100 year and 500-year flood plain.

Mr. Jones stated this bill references the flood way and fringe several times and these would be considerable amounts of amendments to this bill if amended to reflect the 500-year flood plain.

Alderman Lipe seconded the motion to amend.

**ROLL CALL VOTE:**

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7).

**Yes:** Ann McMunn, Casey Wong, Dee Baebler, Kurt Krueger, Nathan Lipe, Steve Bersche, Thompson Price

Alderman Wong made a motion to suspend the rules and read amended Bill #93 for a second reading.

Alderman Lipe seconded the motion.

**ROLL CALL VOTE:**

**Vote:** Motion failed (**summary:** Yes = 6, No = 1).

**Yes:** Ann McMunn, Casey Wong, Kurt Krueger, Nathan Lipe, Steve Bersche, Thompson Price

**NO:** Dee Baebler

Bill No. 93 will be read for a second time at the next meeting.

**Bill No. 94 – An Ordinance reappointing Robert E. Jones as City Attorney for the City of Sunset Hills  
FIRST READING**

Alderman Krueger read Bill No. 94 for a first reading.

Alderman Krueger made a motion to suspend the rules and read Bill #94 for a second time.

Alderman Price seconded the motion.

**ROLL CALL VOTE:**

**Vote:** Motion failed (**summary:** Yes = 6, No = 1,).

**Yes:** Ann McMunn, Casey Wong, Kurt Krueger, Nathan Lipe, Steve Bersche, Thompson Price

**No:** Dee Baebler

Bill No. 94 will read for a second time at the next meeting.

**Bill No. 95 – An Ordinance amending the City of Sunset Hills, Missouri's Code of Ordinances regarding medical marijuana and drug paraphernalia  
FIRST READING**

Alderman Lipe read Bill No. 94 for a first reading

**Bill No. 96 – An Ordinance amending the City of Sunset Hills, Missouri's Code of Ordinances regarding distribution of tobacco and tobacco products  
FIRST READING**

Alderman Bersche read Bill No. 96 for a first reading.

**Bill No. 97 – An Ordinance authorizing Missouri American Water Company to install one (1) Fire Hydrant in the City of Sunset Hills, Missouri  
FIRST READING**

Alderman Wong read Bill No. 97 for a first reading.

Alderman Wong made a motion to suspend the rules and read Bill No. 97 for a second reading.

Alderman Krueger seconded the motion.

**ROLL CALL VOTE:**

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7).

**Yes:** Ann McMunn, Casey Wong, Dee Baebler, Kurt Krueger, Nathan Lipe, Steve Bersche, Thompson Price

Alderman Wong read Bill No. 97 for a second reading.

Alderman Wong made a motion to approve Bill No. 97.

Alderman McMunn seconded the motion.

**ROLL CALL VOTE:**

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7).

**Yes:** Ann McMunn, Casey Wong, Dee Baebler, Kurt Krueger, Nathan Lipe, Steve Bersche, Thompson Price

Mayor Fribis declared Bill No. 97 to become Ordinance # 2167.

 **Resolution No. 520 – A Resolution approving a contract with Frazier Davis Construction and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills**

Alderman Price read Resolution No. 520.

Alderman Price made a motion to approve Resolution No. 520. Alderman McMunn seconded the motion and it was unanimously approved.

**Resolution No. 521 – A Resolution approving a contract with Sunset Ford and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills**

Alderman McMunn read Resolution No. 521. Alderman McMunn made a motion to approve Resolution No. 521. Alderman Baebler seconded the motion and it was unanimously approved.

**Resolution No. 522 – A Resolution approving amendments of the 2020 City of Sunset Hills Budget**



Alderman Baebler read Resolution No. 522. Alderman Baebler made a motion to approve Resolution No. 522. Alderman Krueger seconded the motion and it was unanimously approved.

**Resolution No. 523 – A Resolution approving amendments of the 2019 City of Sunset Hills Budget**

Alderman Krueger read Resolution No. 523. Alderman Krueger made a motion to approve Resolution No. 523. Alderman Price seconded the motion and it was unanimously approved.

**APPOINTMENTS**

 **Re-APPOINTMENTS**

William Weber – Board of Adjustment, term expires 3/10/2025  
Mike Fitzgerald – Finance Committee, term expires 3/10/2022  
Brian Van Cardo – Planning and Zoning, term expires 3/10/2022  
Steve Bersche – Police Advisory Board, term expires 3/10/2022  
Jesse Finney – Police Advisory Board, term expires 3/10/2022  
Kelly Snyder – Police Advisory Board, term expires 3/10/2022

Aldermen McMunn made a motion to accept the Re-appointments. Alderman Baebler seconded the motion and it was unanimously approved.

 **GENERAL DISCUSSION**

Alderman Wong asked about the action items in the Army Corp of Engineers plan. Mr. Baker stated this is a long-term process. He stated he can update the board regularly.

 **REQUEST TO MEET IN CLOSED SESSION**

Request to meet in closed session pursuant to 610.21.3 and 610.21.1 RSMo. To discuss legal matters.

No close session.

 **ADJOURNMENT**

Alderman McMunn made a motion to adjourn the meeting. Alderman Krueger seconded the motion. Meeting adjourned at 8:04 p.m.

Recording Secretary

