

MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF ALDERMEN  
OF THE CITY OF SUNSET HILLS MISSOURI  
HELD ON JUNE 23, 2020

BE IT REMEMBERED that the Board of Aldermen of the City of Sunset Hills, Missouri met in regular session held via Zoom on June 23, 2020. The meeting convened at 6:01 p.m.

The meeting began with the reciting of the Pledge of Allegiance.

**ROLL CALL**

Pat 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
Mark Colombo	-Alderman Ward IV
Thompson Price	-Alderman Ward IV
Eric Sterman	-City Administrator
Susanna Messmer	-Finance Director
Bryson Baker	-City Engineer
Gerald Brown	-Director of Parks & Recreation
Stephen Dodge	-Chief of Police
Robert E. Jones	-City Attorney

**APPROVAL OF MINUTES**

Alderman Price made a motion to approve the minutes of the May 12, 2020 regular meeting and the June 12, 2020 special meeting. Alderman Lipe seconded the motion and it was unanimously approved.

**READING OF THE ELECTION RESULTS**

- Administer the Oath of Office to Newly Elected Officials

Mr. Sterman read the results of the election. The elected officials took their oath at this time. Mayor Fribis acknowledged Kurt Krueger on his service as Alderman and all other committees he served on. Mayor Fribis and Mr. Sterman will present Alderman Krueger with a plaque.

**CONSENT AGENDA**

- a) Bills to be approved
- b) Annual renewal of existing liquor license

- c) Request by Memories Car Club for their annual car cruises to be held at Faith Church on the first Friday of each month from April to October 2020
- d) Request by Faith Church for a 4<sup>th</sup> of July Fireworks special event
- e) Request by St. Justin Martyr Church for temporary liquor license for their annual Fall Festival special event on September 25-26, 2020

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

**PUBLIC HEARING: The Board will consider a petition for an Amended Conditional Use Permit, submitted by Special School District of St. Louis County, for the construction of a salt storage facility at 12721 West Watson Road**

Mr. Baker gave a brief background on this Conditional Use Permit. Mr. Fryer was present to answer any questions on this petition.

**PUBLIC HEARING: The Board will consider a petition for the creation of a Community Improvement District pursuant to the Community Improvement District Act, Section 67.1401 to 67.1571 of the Revised Statutes of Missouri**

Mr. Sterman gave a brief background on this petition.

Ms. Lashley and Mr. Ruben spoke on the Community Improvement District. Ms. Lashley stated this is a joint venture between Helen Fitzgerald's and hotel owner Mr. Sheevam. Ms. Lashley explained how the additional sales tax will only affect the consumer who is staying at the hotel and not the city.

Mr. Kirk Syberg spoke on this project and stated how excited he is about improving the parking situation on this site.

Mr. Sheevam spoke on the new hotels he has secure contracts with, one is Hilton, and the other is Comfort Suites.

Mr. Sterman stated we have had some CID's in Sunset Hills, the former Johnny Mac's building, and the other one is the former Viking Banquet Facility.

Mayor Fribis stated the school district is not affected by this CID. Ms. Lashley stated that's correct.

Alderman Wong had a few questions on House Bill 1854. Mr. Ruben answered them the best he could. He also asked about what particular hotel flag will be built.

Mr. Sheevam answered he has a developmental contract with Hilton. He stated he does not get to choose which flag; it's based on customer base around I-44.

Alderman Price asked if this would be a go, if a second reading is done tonight.

Mr. Ruben stated this is a two for one, you must have the Chapter 353 in place and the CID.

Ms. Lashley stated this is a short window of time between now and August 24, to get both approved.

Alderman Wong again asked about the Hilton agreement and the benefits for the City. Mr. Sheevam explained he is very comfortable with this hotel. Mr. Sheevam answered the 44 and Lindbergh corridor is considered a dying exit; nothing new or exciting. He stated he would like to see this exit thrive with newer hotels, and the surrounding area has eateries, shopping and sightseeing.

Alderman Wong had some more concerns. Mr. Ruben explained that the CID is an independent entity and will require a citizen on the board. He stated a budget is required every year. He also stated that the economic benefit for the city, the city invests zero amount, so any money collected would be free. He stated parking garages never get built without economic support.

Alderman Price stated this is an opportunity for the city and it must get done. The parking garage is needed badly on this site and he would like to see a second reading.

Alderman Friedmann needed clarification on the CID and the 353 and how it goes together. She stated this is an all or none situation. Ms. Lashley stated you are correct.

Mr. Sheevam gave some important facts on this joint venture. Alderman Price stated this is a win-win for the City.

Alderman McMunn asked how long an abatement is for. Alderman Wong answered 25 years.

Mr. Gary Vincent spoke on the real estate taxes, the increase in 2019 and blighted areas.

**PUBLIC COMMENT:**

None

**OLD BUSINESS:**

None

**CITY OFFICIAL AND COMMITTEE REPORTS**

City Administrator, Eric Sterman stated a public hearing on the Community Block Grant Funding will be held on July 1, at the City Hall at 2:00 p.m. This funding will be earmarked to the home improvement program which is run by St. Louis County grants are offered to low income residents.

Finance Director, Susanna Messmer stated nothing to report.

Chief of Police, Stephen Dodge stated the Sunset Hills Police Department has been accredited by the Missouri Police Chief's Association and will be attending the next board meeting for a presentation to the department.

City Attorney, Robert E. Jones clarified voting in a tele conferencing meeting, the Board of Aldermen can vote by roll call through tele conferencing, with a quorum. Voting by phone is permissible in an emergency situation, due to Covid-19 virus, therefore Alderman Baebler can vote by phone.

City Engineer, Bryson Baker stated nothing to report.

Director of Parks & Recreation, Gerald Brown gave an update on tentative opening dates, restrooms and parks on July 1, shelters on July 10, playgrounds on July 15, meeting rooms on July 18 and group fitness lessons on July 13. He also stated the driving range is temporary closed because the ball retrieving equipment was stolen.

### **COMMITTEE REPORTS**

Finance Committee, Alderman Colombo stated nothing to report.

Economic Development Committee, Alderman Baebler stated nothing to report.

Parks & Recreation Commission, Alderman Bersche stated nothing to report.

Police Advisory Board, Alderman Bersche stated nothing to report.

Public Works Committee, Alderman Krueger – left the meeting.

### **NEW BUSINESS**

#### **Bill No. 1 – An Ordinance granting an Amended Conditional Use Permit to South County Technical School for construction of a 780 square foot salt storage building at 12721 West Watson FIRST READING**

Alderman Colombo read Bill No. 1.

Alderman Lipe made a motion to suspend the rules and read Bill No. 1 for a second reading. Alderman Colombo seconded the motion.

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

**VOTE:** Motion passed (**summary:** Yes=8)

Yes: Dee Baebler, Ann McMunn, Casey Wong, Steve Bersche, Thompson Price, Nathan Lipe, Cathy Friedmann, Mark Colombo

Alderman Colombo read Bill No. 1 for a second time.

Alderman Price made a motion to approve Bill No. 1. Alderman McMunn seconded the motion.

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

**VOTE:** Motion passed (**summary:** Yes=8)

Yes: Dee Baebler, Ann McMunn, Casey Wong, Steve Bersche, Thompson Price, Nathan Lipe, Cathy Friedmann, Mark Colombo

Mayor Fribis declared Bill No. 1 to be Ordinance #2174.

**Bill No. 2 – An Ordinance approving the Petition for the 3650-3660 S. Lindbergh Community Improvement District and establishing same  
FIRST READING**

Alderman Lipe read Bill No. 2 for a first reading.

**Resolution No. 525 – A Resolution authorizing the Mayor of Sunset Hills, Missouri to sign a temporary Workspace Agreement with Phillips 66 Pipeline, LLC**

Alderman Bersche read Resolution No. 525.

Alderman Price made a motion to approve Resolution No. 525. Alderman Colombo seconded the motion and it was unanimously passed.

**Resolution No. 526 – A Resolution approving an application to the Municipals Parks Grant Commission**

Alderman Wong read Resolution No. 526.

Alderman Wong made a motion to approve Resolution No. 526. Alderman Price seconded the motion and it was unanimously approved.

**Resolution No. 527- A Resolution approving an amendment of the 2019 City of Sunset Hills budget.**

Alderman Friedmann read Resolution No. 527.

Alderman Price made a motion to approve Resolution No. 527. Alderman Lipe seconded the motion and it was unanimously approved.

**APPOINTMENTS**

- a) Thompson Price- Economic Development Committee (Chairman) term expires 6/23/2022
- b)

Alderman Bersche made a motion to approve the appointment. Alderman Lipe seconded the motion and it was unanimously approved.

- c) Lisa Soto – Pool Advisory Committee, no term expiration

Alderman Bersche made a motion to approve the appointment. Alderman Lipe seconded the motion and it was unanimously approved.

**Re-APPOINTMENTS**

**ELECT AN ACTING PRESIDENT OF THE BOARD OF ALDERMAN**

Alderman Lipe nominated Alderman Price and was seconded by Alderman Bersche.  
Alderman McMunn nominated Alderman Baebler and was seconded by Alderman  
Friedmann.

**ROLL CALL VOTE:**

Alderman McMunn	Alderman Baebler
Alderman Baebler	Alderman Baebler
Alderman Bersche	Alderman Price
Alderman Wong	Alderman Price
Alderman Friedmann	Alderman Baebler
Alderman Lipe	Alderman Price
Alderman Price	Alderman Price
Alderman Colombo	Alderman Price

Results: 5 -Alderman Price 3-Alderman Baebler

Alderman Price will become the Acting President of the Board of Aldermen.

**GENERAL DISCUSSION**

Temporary Signage:

Mr. Sterman addressed the signage ordinance. He stated during the Covid-19 pandemic some businesses were using temporary signage to keep the residents informed of their business operations.

Mr. Sterman asked for any questions or concerns. Mayor Fribis stated we need to support our businesses during this time. Alderman Lipe stated I think the temporary signage could stay through the summer until Labor Day.

**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 closed session was held.

**ADJOURNMENT**

Alderman Price made a motion to adjourn the meeting. Alderman Lipe seconded the motion and it was unanimously approved. Meeting adjourned at 7:50 p.m.

Recording Secretary

