

MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF ALDERMEN  
OF THE CITY OF SUNSET HILLS MISSOURI  
HELD ON JULY 28, 2020

BE IT REMEMBERED that the Board of Aldermen of the City of Sunset Hills, Missouri met in regular session held via Zoom on Tuesday July 28, 2020. The meeting convened at 6:00 p.m.

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

**ROLL CALL:**

Pat Fribis	-Mayor
Dee Baebler	-Alderman Ward I
Ann McMunn	-Alderman Ward I
Casey Wong	-Alderman Ward II
Steve Bersche	-Alderman Ward II
Cathy Friedmann	-Alderman Ward III
Nathan Lipe	-Alderman Ward III
Mark Colombo	-Alderman Ward IV
Thompson Price	-Alderman Ward IV
Susanna Messmer	-Finance Director
Bryson Baker	-City Engineer
Robert E. Jones	-City Attorney

**DISCUSSION of PROPOSED REDEVELOPMENT AT 3650-3660 S. LINDBERGH**

Mr. Kirk Syberg gave a presentation on the beautification of Helen Fitzgerald's and the hotel. The drawings were prepared by Mark Doering of Doering Engineering. He stated a lot of discussions went into these drawings, he stated they listened to the board. Mr. Syberg stated approximately 30% of the front parking spots will be lost, with an outside venue.

Mr. Ruben thanked the board for setting aside this time, to answer the positive and negative concerns.

Alderman Wong asked about the development plan and the revisions. Mr. Ruben stated he would send it, and reminded everyone that this is a concept plan and has not been approved through the fire district or ready for permitting. Alderman Wong then asked about the cross access in the parking lots and stated access had not been approved through Sansone.

Alderman Price asked about the parking requirements, and stated the parking garage had to be considered due to the loss of front parking spaces. Mr. Syberg answered yes, Helen Fitzgerald's is required to have 232 by code, and the hotel needs 230 parking spaces. Alderman Price stated the plans are very nice.

A discussion was held regarding the drawing with the plaza and the need to have more parking in front of Helen's, eliminating the plaza and/or fountains. Mr. Sheevam stated the Kirkwood Plaza development has residents who walk to the plaza, and pointed out that Sunset Hills residents will be driving to Helen's, not walking.

Alderman Colombo asked Mr. Syberg if he could do improvements without the CID or tax abatement. Mr. Syberg stated they could for the interior, but the outside has numerous

other factors including, the façade. sealing of the parking lot, water retention, and the expense of the garage. Alderman Colombo suggested getting a loan, or private investors to help with improvements.

Mr. Sheevam stated he did not ask for any help with the first hotel, and now has an obligation to build a Hilton, with or without the City's help. He stated this plan is not affordable on their own.

Several Aldermen gave their suggestions, some suggested getting rid of the amphitheater and putting in parking rows with some green space.

Ms. Lashley reiterated points of the economic impact study, and stated that development has to be a partnership between the developers and the community.

Mayor Fribis stated the front of Helen's could go with two rows of parking in the front and additional landscaping. She stated there are two issues here, the CID and the 353. The CID does not hurt the City, and the customers for both establishments are paying the extra fee.

Alderman Colombo stated he doesn't like that the fees are tacked on after the fact, when the bill comes. He stated he felt they should raise the prices up front on the menus and room rates.

Alderman Price asked for clarification on how these extra fees show up. Ms. Lashley stated the special assessment fee would show up as a separate line on the bill.

Lengthy discussion was held regarding the handling of the extra assessments, blighted areas and the proposed development project.

Alderman Lipe stated some good points were brought up during the meeting and feels this plan should be supported.

#### **PUBLIC COMMENTS:**

Mayor Fribis read the public comments submitted via email.

Penny Schaefer would like to see a diversity statement on our City's website, and offered to help with this anyway she can.

Ms. Sandra Jo Ankney's concern is the Section 353 tax abatement and CID.

Ms. Pat Gioia stated she is against the tax abatement.

Mr. Donovan Larson's concern is the tax surcharge for this project and the CID for Helen's and the hotel project.

#### **ADJOURNMENT:**

Alderman Lipe made a motion to adjourn the meeting. Alderman Wong seconded the motion and it was unanimously approved. Meeting adjourned at 8:05 p.m.

Recording Secretary

