

**CITY OF SUNSET HILLS
BOARD OF ALDERMEN
MEETING AGENDA
FEBRUARY 14, 2023
6:00 P.M.**

**A meeting of the Board of Aldermen was called by Mayor Patricia Fribis and will be held in the Robert C. Jones Auditorium at City Hall, 3939 S. Lindbergh Boulevard
And virtually via Zoom**

The City of Sunset Hills is experiencing an issue connecting to external Zoom servers due to a temporary power outage that occurred earlier this afternoon. If the link does not work right away, please wait a few minutes and try again. We are hoping to have the issue resolved prior to tonight's Board meeting.

<https://us02web.zoom.us/j/82554251225?pwd=SGtQRIBsMFR4Y2J0a0pMTEc2V0ZWdz09>

You can join the meeting via Zoom.com

Or, you can dial in at 312-626-6799

Meeting ID: 825 5425 1225

Password: 151896

Public comments will be taken at the meeting, however, if you are unable to attend and wish to submit comments to be read aloud into the record on any topics other than the public hearings, please submit them in writing to bgillett@sunset-hills.com no later than 4 pm on Tuesday, February 14, 2023. All submittals must include your name and address. Comments must not contain vulgar language or exceed three minutes in duration.

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF THE AGENDA
4. APPROVAL OF MINUTES
Approval of the minutes of the January 10, 2023 regular and closed session meetings and the January 20 and February 1, 2023 special and closed session

meetings.

Documents:

[MINUTES BOA JANUARY 10 2023 DRAFT.PDF](#)
[MINUTES BOA SPECIAL MEETING JANUARY 20 2023 DRAFT.PDF](#)
[MINUTES BOA SPECIAL MEETING FEBRUARY 1, 2023 DRAFT.PDF](#)

5. EMPLOYEE RECOGNITION

a) Officer of the Year award

6. CONSENT AGENDA

a) Bills to be approved.

b) Request by Home Depot for annual outdoor storage of trees and bushes.

c) Swank Motion Pictures request for special event Company Luncheon on April 26, 2023 at 10795 Watson Road.

Documents:

[CONSENT AGENDA JAN 2023 EXPENDITURE BY DEPARTMENT.PDF](#)
[CONSENT AGENDA JAN 2023 EXPENDITURE BY TYPE.PDF](#)
[CONSENT AGENDA JAN 2023 EXPENDITURE BY VENDOR.PDF](#)
[CONSENT AGENDA HOME DEPOT ANNUAL SPRING DISPLAY.PDF](#)
[CONSENT AGENDA SWANK MOTION PICTURS SUNSET HILLS SPECIAL EVENT FORM - 4-26-23.PDF](#)
[CONSENT AGENDA SWANK MOTION PICTURES 4-26-23 COMPANY LUNCHEON SITE MAP.PDF](#)

7. PRESENTATION

a) Whalen Custom Homes

b) 12354 and 12360 Gravois Redevelopment

Documents:

[PRESENTATION WHALEN LETTER.PDF](#)
[PRESENTATION WHALEN ORDINANCE NO 2266 WHALEN CUSTOMER HOMES.PDF](#)
[PRESENTATION WHALEN SUPPORTING DOCS PER APPENDIX B.PDF](#)
[PRESENTATION 22-057 - 12354-60 GRAVOIS-SITE PLAN \(14 UNITS \).PDF](#)

8. PUBLIC HEARINGS

Public Hearing: The Board will consider a Petition for a Minor Subdivision, submitted by Gateway Christian Ministries, for the property at 4610 South Lindbergh Boulevard.

The Board will consider a Petition for a Text Amendment, submitted by the City of Sunset Hills, to amend section 3, (District Regulations) and Appendix A,

(Planned Developments) of the Unified Development Ordinance.

The Board will consider a Petition for a Text Amendment, submitted by the City of Sunset Hills, to amend section 10, (Appeals and Variances of the Unified Development Ordinance.

The Board will consider a Petition for a Text Amendment, submitted by the City of Sunset Hills, to amend Section 3, (District Regulations) and Section 5.11 (Medical Marijuana) of the Unified Development Ordinance.

The Board will consider a petition for a Conditional Use permit submitted by Randy Green and Innovated Companies, for the development of a Motor Vehicle Oriented business (Gas Station and Convenience Store) at 12852 Maurer Industrial Drive.

The Board will consider a petition for an Amended Development Plan submitted by Randy Green and Innovated Companies, for the development of a Motor Vehicle Oriented business (Gas Station and Convenience Store) at 12852 Maurer Industrial Drive.

Documents:

[PUBLIC HEARING BILL NO 43.PDF](#)
[PUBLIC HEARING BILL NO 44.PDF](#)
[PUBLIC HEARING BILL NO 45.PDF](#)
[PUBLIC HEARING BILL NO 46.PDF](#)
[PUBLIC HEARING BILL NO 47 CUP AND 48 AMENDED DEV PLAN.PDF](#)

9. PUBLIC COMMENT

10. OLD BUSINESS

10.I. BILL NO. 40

An Ordinance amending the procedures for the second reading of a Bill at the same meeting
SECOND READING

Documents:

[BILL NO 40 COVER PAGE - SECOND READING.PDF](#)
[BILL NO 40 ORDINANCE FOR SECOND READING.PDF](#)

11. CITY OFFICIAL AND COMMITTEE REPORTS

City Clerk/City Administrator, Brittany Gillett

Director of Finance, Susanna Messmer

Chief of Police, Stephen Dodge

City Attorney, Erin Seele

City Engineer, Bryson Baker

Director of Parks & Recreation, Gerald Brown

Committee Reports

Finance Committee – Alderman Fernandez

Economic Development Committee – Alderman Hof

Parks & Recreation Commission – Alderman Wong

Police Advisory Board – Alderman Epperson

Public Works Committee – Alderman Friedmann

Documents:

[REPORTS EXPENDITURES BY DEPT_JAN 2023.PDF](#)
[REPORTS EXPENDITURES BY TYPE_JAN 2023.PDF](#)
[REPORTS EXPENDITURES BY VENDOR_JAN 2023.PDF](#)
[REPORTS REVENUE_JAN 2023.PDF](#)
[REPORTS STATEMENT OF REVENUE AND EXPENDITURES BY FUND_JAN 2023.PDF](#)
[REPORTS JANUARY POLICE STATISTICS REPORT.PDF](#)
[REPORTS PW ENGINEER REPORT \(003\).PDF](#)
[REPORTS PARKS FEB 2023.PDF](#)
[REPORTS COURT REPORTS - JANUARY 2023.PDF](#)

12. NEW BUSINESS

12.I. BILL NO. 41

An Ordinance amending the Investment Policy for the City of Sunset Hills
FIRST READING

Documents:

[BILL NO 41 COVER PAGE.PDF](#)
[BILL NO 41 INVESTMENT POLICY AMENDMENT 2023 COMMERCIAL PAPER \(2\).PDF](#)
[BILL NO 41 INVESTMENT POLICY 01.30.23.PDF](#)

12.II. BILL NO. 42

An Ordinance amending Chapter 2, Article VII of the Code of Ordinances

regarding the general responsibilities of the Business Development
Committee
FIRST READING

Documents:

[BILL NO 42 COVER PAGE - ECO DEV. DEFINITION.PDF](#)
[BILL NO 42 -BUSINESS DEVELOPMENT COMMITTEE.PDF](#)

12.III. BILL NO. 43

An Ordinance approving a Minor Subdivision Plat for 4610 South Lindbergh
Boulevard
FIRST READING

Documents:

[BILL NO 43 MINOR SUBDIVISION 1\) P-31-22 COVER PAGE.PDF](#)
[BILL NO 43 MINOR SUBDIVISION 2\) P-31-22 PROPOSED ORDINANCE.PDF](#)
[BILL NO 43 MINOR SUBDIVISION 3\) P-31-22 APPLICATION.PDF](#)
[BILL NO 43 MINOR SUBDIVISION 4\) P-31-22 UPDATED STAFF
REPORT.PDF](#)
[BILL NO 43 MINOR SUBDIVISION 5\) P-31-23 MINOR SUBDIVISION
PLAT.PDF](#)
[BILL NO 43 MINOR SUBDIVISION 6\) P-31-22 PUBLIC HEARING.PDF](#)

12.IV. BILL NO. 44

An Ordinance amending Section 3 and Appendix A of the Unified
Development Ordinance of the City of Sunset Hills, Missouri relating to
Planned Developments
FIRST READING

Documents:

[BILL NO 44 COVER PAGE - UDO AMENDMENT.PDF](#)
[BILL NO 44 UDO PLANNED DEV 2\) P-03-23 PROPOSED ORD \(2\).PDF](#)
[BILL NO 44 UDO PLANNED DEV 3\) P-03-23 APPLICATION.PDF](#)
[BILL NO 44 UDO PLANNED DEV 4\) P-03-23 UPDATED STAFF REPORT.PDF](#)
[BILL NO 44 UDO PLANNED DEV 5\) P-03-23 PUBLIC HEARING.PDF](#)

12.V. BILL NO. 45

An Ordinance amending Section 10 of the Unified Development Ordinance of
the City of Sunset Hills, Missouri relating to duties of the Board of
Adjustment, Appeals and variances
FIRST READING

Documents:

[BILL NO 45 COVER PAGE - BOARD OF ADJUSTMENT.PDF](#)
[BILL NO 45 UDO BD OF ADJ 2\) P-04-23 PROPOSED ORDINANCE.PDF](#)

BILL NO 45 UDO BD OF ADJ 3) P-04-23 APPLICATION.PDF
BILL NO 45 UDO BD OF ADJ 4) P-04-23 UPDATED STAFF REPORT.PDF
BILL NO 45 UDO BD OF ADJ 5) P-04-23 PUBLIC HEARING.PDF

12.VI. BILL NO. 46

An Ordinance amending various sections of the Unified Development Ordinance of the City of Sunset Hills, Missouri relating to Marijuana land uses in compliance with Amendment 3 to the Missouri Constitution
FIRST READING

Documents:

BILL NO 46 COVER PAGE.PDF
BILL NO 46 ORDINANCE AMENDING UDO - MARIJUANA BUSINESSES.PDF
BILL NO 46 UDO AMEND 3 COMPLIANCE 3) P-05-23 APPLICATION.PDF
BILL NO 46 UDO AMEND 3 COMPLIANCE 4) P-05-23 UPDATED STAFF REPORT.PDF
BILL NO 46 UDO AMEND 3 COMPLIANCE 5) P-05-23 PUBLIC HEARING.PDF

12.VII. BILL NO. 47

An Ordinance granting a Conditional Use Permit to Randy Green for a change of use at 12852 Maurer Industrial Drive to authorize a Motor Vehicle Oriented business, per application P-19-22
FIRST READING

*Petitioner has requested postponement

Documents:

BILL NO 47 COVER PAGE.PDF
BILL NO 47 ORDINANCE.PDF
BILL NO 47 CUP 3) P-19-22 APPLICATION.PDF
BILL NO 47 CUP 4) P-19-22 UPDATED STAFF REPORT.PDF
BILL NO 47 CUP 5) P-19-22 THRU P-20-22 SITE PLAN.PDF
BILL NO 47 CUP 6) P-19-22 THRU P-20-22 TRAFFIC STUDY.PDF
BILL NO 47 CUP 7) P-19-22 THRU P-20-22 PETITIONER INFORMATION.PDF
BILL NO 47 CUP 8) P-19-22 - P-20-22 PUBLIC HEARINGS.PDF

12.VIII. BILL NO. 48

An Ordinance approving an Amended Development Plan for construction of a Gas Station and Convenience Store at 12852 Maurer Industrial Drive
FIRST READING

*Petitioner has requested postponement

Documents:

BILL NO 48 COVER PAGE.PDF
BILL NO 48 AMENDED DEV PLAN 2) P-20-22 PROPOSED ORDINANCE.PDF
BILL NO 48 AMENDED DEV PLAN 3) P-20-22 APPLICATION.PDF

[BILL NO 48 AMENDED DEV PLAN 4\) P-20-22 UPDATED STAFF REPORT.PDF](#)
[BILL NO 48 AMENDED DEV PLAN 5\) P-19-22 THRU P-20-22 SITE PLAN \(003\).PDF](#)
[BILL NO 48 AMENDED DEV PLAN 6\) P-19-22 THRU P-20-22 TRAFFIC STUDY \(003\).PDF](#)
[BILL NO 48 AMENDED DEV PLAN 7\) P-19-22 THRU P-20-22 PETITIONER INFORMATION \(003\).PDF](#)
[BILL NO 48 AMENDED DEV PLAN 8\) P-19-22 - P-20-22 PUBLIC HEARINGS \(003\).PDF](#)

12.IX. BILL NO. 49

An Ordinance amending various section of Chapter 16, miscellaneous offenses and provisions, of the code of ordinances in compliance with Amendment 3 to the Missouri Constitution

FIRST READING

Documents:

[BILL NO 49 COVER PAGE.PDF](#)
[BILL NO 49 ORD - AMENDING OFFENSES SECTION RE AMENDMENT 3.PDF](#)
[BILL NO 49 AMENDMENT 3 OPINION-HIGHLIGHTS \(002\).PDF](#)

12.X. RESOLUTION NO. 659

A resolution approving a contract with Groundworks Contracting Inc. and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 659 COVER PAGE GROUNDWORKS CONCRETE SLAB.PDF](#)
[RESOLUTION NO 659 GROUNDWORKS CONCRETE SLAB REPLACEMENT.PDF](#)
[RESOLUTION NO 659 GROUNDWORKS BID TABLE.PDF](#)
[RESOLUTION NO 659 GROUNDWORKS CONTRACT.PDF](#)

12.XI. RESOLUTION NO. 660

A Resolution approving a contract with Sikich LLP and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 660 COVER PAGE - SIKICH.PDF](#)
[RESOLUTION NO 660 RESOLUTION.PDF](#)
[RESOLUTION NO 660 SOW AUDIT_CITY OF SUNSET HILLS_AUDIT \(GOV\) SOW.PDF](#)

12.XII. RESOLUTION NO. 661

A Resolution amending the City of Sunset Hills Personnel Policy Manual

Documents:

[RESOLUTION NO 661 COVER PAGE - PERSONNEL POLICY \(3\).PDF](#)
[RESOLUTION NO 661 PERSONNEL MANUAL RECREATIONAL MARIJUANA 2023.PDF](#)
[RESOLUTION NO 661 PERSONNEL MANUAL - CLEAN V.2.PDF](#)
[PERSONNEL MANUAL AMENDED JANUARY 2023 - TRACKED.PDF](#)

12.XIII. RESOLUTION NO. 662

A Resolution approving a contract for the purchase of a 2021 C1500 Chevrolet Silverado and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 662 COVER PAGE.PDF](#)
[RESOLUTION NO 662 FOR 2021 CHEVY.PDF](#)
[RESOLUTION NO 662 TRUCK CONTRACT.PDF](#)
[RESOLUTION NO 662 TRUCK COMPS.PDF](#)

12.XIV. RESOLUTION NO. 663

A Resolution approving the replacement of Water Heaters in the Sunset Hills Community Center at 3915 S. Lindbergh Boulevard and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 663 COVER PAGE.PDF](#)
[RESOLUTION NO 663 RESOLUTION.PDF](#)
[RESOLUTION NO 663 PIPE SOLUTIONS CONTRACT.PDF](#)
[RESOLUTION NO 663 WATER HEATER BIDS.PDF](#)

12.XV. RESOLUTION NO. 664

A Resolution declaring surplus property and authorizing the sale of such property on Gov.Deals website

Documents:

[RESOLUTION NO 664 COVER PAGE.PDF](#)
[RESOLUTION NO 664 SURPLUS EQUIPMENT 2023.PDF](#)
[RESOLUTION NO 664 OLD SURPLUS ITEMS.PDF](#)

12.XVI. RESOLUTION NO. 665

A Resolution declaring Surplus property and authorizing the sale of such property

Documents:

RESOLUTION NO 665 AGENDA ITEMS SURPLUS 1998 PW
GENERATOR.PDF
RESOLUTION NO 665 SURPLUS PROPERTY.PDF
RESOLUTION NO 665 AGENDA ITEMS SURPLUS 2013 EMARK.PDF
RESOLUTION NO 665 AGENDA ITEMS SURPLUS EXMARK UTRA VAC.PDF

12.XVII. RESOLUTION NO. 666

A Resolution approving a contract with LNB Studio and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

RESOLUTION NO 666 LNB STUDIO -COVR PAGE ARCHITECTURAL AND
CONSTRUCTION ESTIMATING SERVICES.PDF
RESOLUTION NO 666 LNB AGREEMENT.PDF
RESOLUTION NO 666 LNB CONTRACT CITY HALL RENOVATIONS CA
REVIEWED.PDF

12.XVIII. RESOLUTION NO. 667

A Resolution approving a contract for the purchase of a Turfco 1550 Tow Behind Top Dresser and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

RESOLUTION NO 667 COVER PAGE - MAINTENANCE EQUIPMENT (2).PDF
RESOLUTION NO 667 TOW BEHIND TOP DRESSER.PDF
RESOLUTION NO 667 TURF WERKS EQUIPMENT CONTRACT.PDF
RESOLUTION NO 667 ERB BID.PDF

12.XIX. RESOLUTION NO. 668

A resolution approving a contract with Sweetens concrete services and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

RESOLUTION NO 668 JOINT SEALING - AGENDA COVER PAGE.PDF
RESOLUTION NO 668 JOINT SEALING 2023.PDF
RESOLUTION NO 668 JOINT SEALING - BID TAB RECOMMENDATION.PDF
RESOLUTION NO 668 JOINT SEALING - CONTRACT.PDF

13. APPOINTMENTS

Re-Appointments

- a) Todd Powers: Planning and Zoning Commission term to expire 02/01/2027
- b) Michael Hopfinger : Planning and Zoning Commission term to expire 02/01/2027

14. GENERAL DISCUSSION

a) Horizon Newsletter Articles

15. REQUEST TO MEET IN CLOSED SESSION PURSUANT TO 610.21.(1), AND (3) TO
DISCUSS LEGAL AND PERSONNEL MATTERS

Documents:

[CLOSED AGENDA MEETING FEBRUARY 14, 2023 \(2\).PDF](#)

16. ADJOURNMENT