

**CITY OF SUNSET HILLS
BOARD OF ALDERMEN
MEETING AGENDA
MARCH 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**

**[https://us02web.zoom.us/j/87383643597?
pwd=eTNUVFISYzhIb1pZYmlyZjFxc0hLUT09](https://us02web.zoom.us/j/87383643597?pwd=eTNUVFISYzhIb1pZYmlyZjFxc0hLUT09)**

You can join the meeting via Zoom.com

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

Meeting ID: 873 8364 3597

Password: 068482

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, March 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 February 14, 2023 regular and closed session meetings and the February 24, 2023 special session meeting.

Documents:

[MINUTES DRAFT BOA FEBRUARY 14 2023.PDF](#)
[MINUTES DRAFT BOA SPECIAL MEETING FEBRUARY 24 2023.PDF](#)

5. PRESENTATION FOR POLICE DEPARTMENT 50TH ANNIVERSARY
6. CONSENT AGENDA
 - a) Bills to be approved.
 - b) Swank Motion Pictures request for special event Company Luncheon on May 10, 2023 at 10795 Watson Road.
 - c) Request by Memories Car Club for annual Car Cruise at Faith Church 13001 Gravois Road on the first Friday of each month April through October 2023.
 - d) Request from Laumeier Sculpture Park, 12580 Rott Road, for City sponsorship of the annual Art Fair May 12-14, 2023, temporary signage, and one way traffic on Rott Road during the event.
 - e) Request from El Agave Mexican Restaurant for a full liquor license with Sunday sales at 10893 Sunset Hills Plaza

Documents:

[CONSENT AGENDA FEB 2023 EXPENDITURES BY DEPARTMENT.PDF](#)
[CONSENT AGENDA FEB 2023 EXPENDITURES BY TYPE.PDF](#)
[CONSENT AGENDA FEB 2023 EXPENDITURES BY VENDOR.PDF](#)
[CONSENT AGENDA SWANK MOTION PICTURES COMPANY LUNCH 5.10.23.PDF](#)
[CONSENT AGENDA SWANK MOTION PICTURES COMPANY LUNCHEON SITE MAP.PDF](#)
[CONSENT AGENDA MEMORIES CAR CLUB CAR CRUISES.PDF](#)
[CONSENT AGENDA SUNSET HILLS LAUMEIER ART FAIR VOLUNTEER SPONSORSHIP PROPOSAL - FINAL.PDF](#)
[CONSENT AGENDA 2023 LAUMEIER ART FAIR SUNSET HILLS ONE WAY LETTER.PDF](#)
[CONSENT AGENDA 2023 LAUMEIER ART FAIR SUNSET HILLS SIGNAGE LETTER.PDF](#)
[CONSENT AGENDA 2023 LAUMEIER ART FAIR SUNSET HILLS SIGNAGE MAP.PDF](#)
[CONSENT AGENDA EL AGAVE MEXICAN RESTAURANT REQUEST FOR FULL LIQUOR LICENSE WITH SUNDAY SALES 10893 SUNSET HILLS PLAZA.PDF](#)

7. PRESENTATIONS

- a) Caseys Convenience Store and Gas Station concept plan 4504 S. Lindbergh
- b) Gravel lot request
- c) Bass Pro Shops occupancy

Documents:

[PRESENTATION CONCEPTUAL SITE PLAN 2.0.PDF](#)
[PRESENTATION EXAMPLE EXTERIOR 1.PDF](#)
[PRESENTATION EXAMPLE EXTERIOR 2.PDF](#)
[PRESENTATION EXAMPLE EXTERIOR 3.PDF](#)
[PRESENTATION SHEEVAM \(PH 2\) - SKETCH FOR BASS PRO TEMP PARKING - 3-8-23.PDF](#)
[PRESENTATION SHEEVAM \(PH 2\) - BASS PRO SPECIAL EVENT REQUEST FORM - 3-10-23.PDF](#)
[PRESENTATIONS BASS PRO SHOP SIDEWALKS.PDF](#)

8. PUBLIC HEARINGS

The Board will consider a petition for a Text Amendment, submitted by the City of Sunset Hills, to amend section 8.1 of the Unified Development Ordinance

The Board will consider a petition for an Amended Conditional Use Permit, submitted by QPS Missouri Holdings, LLC, for changes to the business at 10425 Watson Road

Documents:

[PUBLIC HEARING TEXT AMENDMENT UDO.PDF](#)
[PUBLIC HEARING CUP QPS.PDF](#)

9. PUBLIC COMMENT

10. OLD BUSINESS

10.I. BILL NO. 43

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

SECOND READING

Documents:

[BILL NO 43 MINOR SUBDIVISION 1\) P-31-22 COVER PAGE \(2\).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](#)

10.II. 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

SECOND READING

Documents:

[BILL NO 44 COVER PAGE - UDO AMENDMENT.PDF](#)
[BILL NO 44 UDO TEXT AMENDMENT\) 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](#)

10.III. 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

SECOND READING

Documents:

[BILL NO 45 UDO BD OF ADJ 1\) P-04-22 COVER PAGE \(4\).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](#)

10.IV. 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

SECOND READING

Documents:

[BILL NO 46 UDO AMEND 3 COMPLIANCE 1\) P-05-23 COVER PAGE \(4\).PDF](#)
[BILL NO 46 ORDINANCE AMENDING UDO - MARIJUANA BUSINESSES - AMENDED \(005\).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](#)

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 TO FEB 2023.PDF](#)
[REPORTS EXPENDITURES BY TYPE_JAN TO FEB 2023.PDF](#)
[REPORTS EXPENDITURES BY VENDOR_JAN TO FEB 2023.PDF](#)
[REPORTS FEBRUARY POLICE MONTHLY STATISTICS.PDF](#)
[REPORTS REVENUE_JAN TO FEB 2023.PDF](#)
[REPORTS STATEMENT OF REVENUE AND EXPENDITURES BY FUND_JAN - FEB2023.PDF](#)
[REPORTS ENGINEER REPORT \(003\).PDF](#)
[REPORTS FEBRUARY POLICE MONTHLY STATISTICS.PDF](#)
[REPORTS PARKS MAR 2023.PDF](#)
[REPORTS COURT FEBRUARY 2023.PDF](#)

12. NEW BUSINESS

12.I. BILL NO. 51

An Ordinance granting a Conditional Use Permit to QPS Missouri Holdings , LLC for a change of use at 10425 Watson Road to authorize a Comprehensive Dispensary Facility, per application P-09-23

FIRST READING

**Petitioner has requested a second reading*

Documents:

[BILL NO 51 UDO MARIJUANA BUSINESSES 1\) P-09-22 COVER PAGE.PDF](#)
[BILL NO 51 UDO MARIJUANA BUSINESSES 3\) P-09-23 APPLICATION.PDF](#)
[BILL NO 51 UDO MARIJUANA BUSINESSES 4\) P-09-23 UPDATED STAFF REPORT.PDF](#)
[BILL NO 51 UDO MARIJUANA BUSINESSES 5\) P-15-20 SITE PLAN.PDF](#)
[BILL NO 51 UDO MARIJUANA BUSINESSES 6\) P-09-23 TRAFFIC STUDY \(2\).PDF](#)
[BILL NO 51 UDO MARIJUANA BUSINESSES 7\) P-09-23 SECOND READING REQUEST.PDF](#)
[BILL NO 51 UDO MARIJUANA BUSINESSES 8\) P-09-23 PUBLIC HEARING.PDF](#)

12.II. BILL NO. 52

An Ordinance amending Section 8 of the Unified Development Ordinance of the City of Sunset Hills, Missouri relating to Conditional Use Permits

FIRST READING

**Staff has requested a second reading*

Documents:

[BILL NO 52 1\) P-10-23 COVER PAGE.PDF](#)
[BILL NO 52 2\) ORDINANCE AMENDING UDO - CUP STANDARD.PDF](#)

[BILL NO 52 3\) P-10-23 APPLICATION \(002\).PDF](#)
[BILL NO 52 4\) P-10-23 UPDATED STAFF REPORT.PDF](#)
[BILL NO 52 5\) P-10-23 PUBLIC HEARING.PDF](#)

12.III. BILL NO 53

An Ordinance approving and adopting a budget adjustment to the 2022 budget

FIRST READING

**Staff has requested a second reading*

Documents:

[BILL NO 53 AGENDA ITEMS COVER PAGE - MAR 14 2023 2022 BUDGET ADJUSTMENTS \(2\).PDF](#)
[BILL NO 53 BUDGET ADJUSTMENT- FINAL 2022.PDF](#)
[BILL NO 53 FINAL 2022 BUDGET ADJUSTMENTS.PDF](#)

12.IV. BILL NO. 54

An Ordinance approving and adopting a budget adjustment to the 2023 budget

FIRST READING

**Staff has requested a second reading*

Documents:

[BILL NO 54 AGENDA ITEMS COVER PAGE - MAR 14 2023 2023 BUDGET ADJUSTMENT \(2\).PDF](#)
[BILL NO 54 BUDGET ADJUSTMENT- BUDGET ADJ 2023.PDF](#)
[BILL NO 54 2023 BUDGET ADJUSTMENT.PDF](#)

12.V. BILL NO. 55

An Ordinance authorizing Missouri American Water Company to install one (1) new fire hydrant and relocate two (2) fire hydrants for the Bass Pro Shops in the City of Sunset Hills, Missouri

FIRST READING

**Staff has requested a second reading*

Documents:

[BILL NO 55 1\) BASS PRO SHOPS COVER PAGE.PDF](#)
[BILL NO 55 2\) BASS PRO SHOPS FIRE HYDRANT ORDINANCE.PDF](#)
[BILL NO 55 3\) BASS PRO SHOPS FIRE DISTRICT APPROVAL.PDF](#)
[BILL NO 55 4\) BALL PRO SHOPS SITE PLAN.PDF](#)

12.VI. BILL NO. 56

An Ordinance authorizing Missouri American Water Company to install three (3) new fire hydrants for the Sunset Reserve Subdivision in the City of Sunset Hills, Missouri

FIRST READING

**Staff has requested a second reading*

Documents:

[BILL NO 56 1\) SUNSET RESERVE COVER PAGE.PDF](#)
[BILL NO 56 2\) SUNSET RESERVE FIRE HYDRANT ORDINANCE.PDF](#)
[BILL NO 56 3\) SUNSET RESERVE FIRE DISTRICT APPROVAL.PDF](#)
[BILL NO 56 4\) SUNSET RESERVE SITE PLAN.PDF](#)

12.VII. BILL NO. 57

An Ordinance authorizing Missouri American Water Company to install one (1) new fire hydrant for the Vistas at Stone Castle in the City of Sunset Hills, Missouri

FIRST READING

**Staff has requested a second reading*

Documents:

[BILL NO 57 1\) VISTAS AT STONE CASTLE COVER PAGE.PDF](#)
[BILL NO 57 2\) VISTAS AT STONE CASTLE FIRE HYDRANT ORDINANCE.PDF](#)
[BILL NO 57 3\) VISTAS AT STONE CASTLE FIRE DISTRICT APPROVAL.PDF](#)
[BILL NO 57 4\) VISTAS AT STONE CASTLE SITE PLAN.PDF](#)

12.VIII. BILL NO. 58

An Ordinance amending Section 17-317, Parking of Commercial Vehicles and restrictions thereon, to prohibit Commercial Vehicles from parking on driveways in residential areas if visible from street

FIRST READING

Documents:

[BILL NO 58 COVER PAGE - COMMERCIAL VEHICLE PARKING.PDF](#)
[BILL NO 58 ORD - PROHIBITING COMMERCIAL VEHICLES ON DRIVEWAYS.PDF](#)

12.IX. RESOLUTION NO. 669

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

Documents:

[RESOLUTION NO 669 COVER PAGE -SURPLUS EQUIPMENT 2023 \(2\).PDF](#)
[RESOLUTION NO 669 PARKS SURPLUS EQUIPMENT 2023B.PDF](#)

12.X. RESOLUTION NO. 670

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

Documents:

[RESOLUTION NO 670 COVER PAGE - PAINTING AQUATIC FACILITY 2023 \(2\).PDF](#)
[RESOLUTION NO 670 PAINTING AQUATIC FACILITY 2023.PDF](#)
[RESOLUTION NO 670 BAZAN BID FOR POOL PAINTING.PDF](#)
[RESOLUTION NO 670 OTHER POOL BID.PDF](#)

12.X.i. RESOLUTION NO. 671

A Resolution approving a contract with Mac McConnell & Associates and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 671 COVER PAGE - MINNIE SEAL COATING PROJECTS \(2\).PDF](#)
[RESOLUTION NO 671 MINNIE HA HA SEAL COATING PROJECTS.PDF](#)
[RESOLUTION NO 671 RECOMMENDED SEAL COATING BID.PDF](#)
[RESOLUTION NO 671 OTHER SEAL COATING BIDS.PDF](#)
[RESOLUTION NO 671 ASPHALT PROJECTS SEAL COATING.PDF](#)

12.XI. RESOLUTION NO. 672

A Resolution approving a contract for Hutchison Recreation & Design authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 672 COVER PAGE - STEIREN PLAYGROUND FITNESS EQUIPMENT.PDF](#)
[RESOLUTION NO 672 PLAYGROUND FITNESS EQUIPMENT AT STIEREN.PDF](#)
[RESOLUTION NO 672 MEMO STIEREN PLAYGROUND \(002\).PDF](#)
[RESOLUTION NO 672 DRAWING OF STIEREN PLAYGROUND FITNESS.PDF](#)
[RESOLUTION NO 672 HUTCHINSON BID.PDF](#)
[RESOLUTION NO 672 BID TABULATION SHEET - PLAYGROUND.PDF](#)

13. 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
- c) Roger Kaiser- Planning and Zoning Commission term to expire 04/23/2027

14. GENERAL DISCUSSION

- a) Street damage escrow

Documents:

[GENERAL DISCUSSION MEMO RE STREET DAMAGE OPTIONS V.3.PDF](#)

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

Documents:

[CLOSED AGENDA MEETING MARCH 14, 2023.PDF](#)

16. ADJOURNMENT