

**CITY OF SUNSET HILLS
BOARD OF ALDERMEN
MEETING AGENDA
APRIL 25, 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/85708873833?
pwd=SlAzemlyMWc4NnRLM2ZWtGk0NGhaQT09](https://us02web.zoom.us/j/85708873833?pwd=SlAzemlyMWc4NnRLM2ZWtGk0NGhaQT09)**

You can join the meeting via Zoom.com

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

Meeting ID: 857 0887 3833

Password: 851244

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, April 25, 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 March 28, 2023 special and closed session meetings.

Documents:

[BOA DRAFT MINUTES MARCH 28 2023 \(2\).PDF](#)

5. EMPLOYEE SERVICE AWARD
 - a) Lt. Brad Raney - 20 years of service

6. PROCLAMATIONS

- a. Proclaim the month of April 2023 as “Arbor month”
- b. Proclaim May 4th, 2023 as a Day of Prayer in Sunset Hills

Documents:

[PROCLAMATION FOR ARBOR DAY - 2023.PDF](#)
[PROCLAMATION - NATIONAL DAY OF PRAYER 2023.PDF](#)

7. READING OF THE ELECTION RESULTS

- a) Adjournment
- b) Recognition of outgoing elected officials
- c) Administer the Oath of Office to New Elected Officials

Documents:

[ELECTION RESULTS 2023.PDF](#)

8. ROLL CALL NEW BOARD

9. CONSENT AGENDA

- a) Bills to be approved
- b) Request for a temporary liquor license for the Laumeier Art Fair at 12580 Rott Road May 12-14, 2023
 1. 4 Hands Brewery
 2. Noboleis Vineyards
 3. Mission Taco
 4. St. Louis Brewery dba Schlafly
- c) Request by Fairway Automotive for a car show at 10709 Watson Road on April 29, 2023
- d) Request by Bass Pro Shops for special event Grand Opening May 3-7, 2023 at 3600 S. Lindbergh Boulevard

Documents:

[CONSENT AGENDA MAR 2023 EXPENDITURES BY DEPARTMENT.PDF](#)
[CONSENT AGENDA MAR 2023 EXPENDITURES BY TYPE.PDF](#)
[CONSENT AGENDA MAR 2023 EXPENDITURES BY VENDOR.PDF](#)
[CONSENT AGENDA 4 HANDS BREWERY TEMP LIQUOR LICENSE.PDF](#)
[CONSENT AGENDA NOBOLEIS VINEYARDS TEMP LIQUOR LICENSE.PDF](#)
[CONSENT AGENDA MISSION TACO TEMP LIQUOR LICENSE.PDF](#)
[CONSENT AGENDA ST. LOUIS BREWERY DBA SCHLAFLY TEMP LIQUOR LICENSE.PDF](#)
[CONSENT AGENDA CAR SHOW REQUEST.PDF](#)
[CONSENT AGENDA BASS PRO SPECIAL EVENT REQUEST OPENING.PDF](#)

10. PRESENTATIONS

a) Winter Brothers Transfer Site

Documents:

[PRESENTATION WINTER BROTHERS TRANSFER STATION- LOTS 1 AND 2 BOA MEETING.PDF](#)

11. PUBLIC HEARINGS

The Board will consider a petition for a Text Amendment, submitted by the Sunset Hills Historical Society, to add section 22 -Preservation of Historic Route 66 Neon Signs to Appendix D Sign Regulations.

The Board will consider a petition for a Text Amendment, submitted by Thomas Batsch, to add an exception to Section 4.1.3-1 of the Unified Development ordinance, allowing existing parking lots in PD-LI and LI Zoning districts to be gravel.

Documents:

[PUBLIC HEARING BILL NO 05 AMENDING APPENDIX D.PDF](#)
[PUBLIC HEARING BILL NO 06 UDO AMENDMENT PARKING AREAS.PDF](#)

12. PUBLIC COMMENT

13. OLD BUSINESS

13.I. 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

SECOND READING

Documents:

[BILL NO 58 COVER PAGE - COMMERCIAL VEHICLE PARKING \(3\).PDF](#)
[BILL NO 58 ORD PROHIBITING COMMERCIAL VEHICLES ON DRIVEWAYS \(2\).PDF](#)

13.II. BILL NO. 59

An Ordinance amending Section 2-9, No smoking in City facilities, to expand and clarify that all smoking is prohibited on all City leased and owned property

SECOND READING

Documents:

[BILL NO 59 COVER PAGE - NO SMOKING \(3\).PDF](#)
[BILL NO 59 ORDINANCE AMENDING NO SMOKING SECTION \(2\).PDF](#)

13.III. BILL NO. 60

An Ordinance approving a contract with JSB Tapawingo Holdings, LLC. And authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills
SECOND READING

Documents:

[BILL NO 60 COVER PAGE - TAPAWINGO W WATSON PHASE 1 PROPERTY \(2\).PDF](#)
[BILL NO 60 ORDINANCE FOR APPROVAL TAPAWINGO.PDF](#)
[BILL NO 60 -05 ADMINISTRATIVE SETTLEMENT.PDF](#)
[BILL NO 60 PARCEL 5 AGREEMENT LETTER \(2\).PDF](#)
[BILL NO 60 PARCEL 5 TITLE REPORT.PDF](#)
[BILL NO 60 SUNSET HILLS GWD.PDF](#)

14. 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 MAR 2023.PDF](#)
[REPORTS EXPENDITURES BY TYPE_JAN TO MAR 2023.PDF](#)
[REPORTS EXPENDITURES BY VENDOR_JAN TO MAR 2023.PDF](#)
[REPORTS REVENUE_JAN TO MAR 2023.PDF](#)

REPORTS STATEMENT OF REVENUE AND EXPENDITURES BY FUND_JAN
TO MAR 2023.PDF
REPORTS PD MARCH MONTHLY STATISTICS.PDF
REPORTS PW ENGINEER REPORT (003).PDF
REPORTS PARKS APRIL 2023.PDF
REPORTS COURT MARCH 2023.PDF

15. NEW BUSINESS

15.I. BILL NO. 01

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

FIRST READING

**Staff has requested a second reading*

Documents:

[BILL NO 1 COVER PAGE - 4.25.23 2022 BUDGET ADJUSTMENT \(2\).PDF](#)
[BILL NO 1 BUDGET ADJUSTMENT- JUDGEMENT 2022.PDF](#)
[BILL NO 1 2022 BUDGET ADJ_ APR 25 2023 BOA MEETING.PDF](#)

15.II. BILL NO. 02

An Ordinance amending Chapter 7, Building and Building Regulations, to
enact a new division, Construction Traffic Deposit Fee for streets

FIRST READING

Documents:

[BILL NO 02 STREET DAMAGE DEPOSIT - AGENDA COVER PAGE \(2\).PDF](#)
[BILL NO 02 ORDINANCE STREET DEPOSIT \(4.13.23\).PDF](#)

15.III. BILL NO. 03

An Ordinance authorizing the City to enter into a real estate purchase and
sale agreement to sell 118 Monica Drive and granting further authority

FIRST READING

Documents:

[BILL NO 03 COVER PAGE 118 MONICA.PDF](#)
[BILL NO 03 ORD. 118 MONICA DR PURCHASE AND SALE AGREEMENT
4.19.23.PDF](#)
[BILL NO 03 118 MONICA DR PURCHASE AND SALE AGREEMENT
\(003\).PDF](#)
[BILL NO 03 118 MONICA SPECIAL SALE CONTRACT.PDF](#)
[BILL NO 03 118 MONICA HOUSE PLANS.PDF](#)
[BILL NO 03 118 MONICA MUELLER AND NEFF APPRAISAL.PDF](#)

15.IV. BILL NO 04

An Ordinance authorizing the City to enter into an Intergovernmental
Cooperation Agreement for the investment of public funds through the
Missouri Securities Investment Program

FIRST READING

Documents:

[BILL NO 04 COVER PAGE - MOSIP \(2\).PDF](#)
[BILL NO 04 MOSIP ORDINANCE_ FIRST DRAFT.PDF](#)
[BILL NO 04 MOSIP ANNUAL REPORT.PDF](#)
[BILL NO 04 MOSIP SUMMARY.PDF](#)

15.V. BILL NO. 05

An Ordinance amending Appendix D- Sign Regulations relating to preservation of Historic Route 66 neon signs
FIRST READING

Documents:

[BILL NO 05 AMENDING APPENDIX D 2\) P-11-23 COVER PAGE.PDF](#)
[BILL NO 05 AMENDING APPENDIX D - PRESERVATION OF SIGNS.PDF](#)
[BILL NO 05 AMENDING APEENDIX D 3\) P-11-23 UPDATED STAFF REPORT.PDF](#)
[BILL NO 05 AMENDING APPENDIX D 4\) P-11-23 APPLICATION.PDF](#)
[BILL NO 05 AMENDING APPENDIX D 5\)P-11-23 PUBLIC HEARING.PDF](#)

15.VI. BILL NO. 06

An Ordinance amending Section 4.1 of the Unified Development Ordinance of the City of Sunset Hills, Missouri, relating to surfacing and drainage of parking areas
FIRST READING

Documents:

[BILL NO 06 UDO AMENDMENT PARKING AREAS 2\) P-12-23 COVER PAGE.PDF](#)
[BILL NO 06 ORDINANCE AMENDING UDO - GRAVEL PARKING AREA EXCEPTION.PDF](#)
[BILL NO 06 UDO AMENDMENT PARKING AREAS 3\) P-12-23 UPDATED STAFF REPORT.PDF](#)
[BILL NO 06 UDO AMENDMENT PARKING AREAS 4\) P-12-23 APPLICATION.PDF](#)
[BILL NO 06 UDO AMENDMENT PARKING AREAS 5\) P-12-23 PUBLIC HEARING.PDF](#)

15.VII. RESOLUTION NO. 673

A Resolution approving a contract for upgrading the current internet speed utilized by the Police Department from Spectrum and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 673 COVER PAGE \(2\).PDF](#)
[RESOLUTION NO 673 SPECTRUM CONTRACT APPROVAL NEW\(2\).PDF](#)
[RESOLUTION NO 673 SPECTRUM SERVICE FEE DOC.PDF](#)

RESOLUTION NO 673 SPECTRUM DOCS.PDF
RESOLUTION NO 673 ATT DOCUMENTS.PDF

15.VIII. RESOLUTION NO. 674

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

Documents:

RESOLUTION NO 674 MONUMENT SIGN COVER PAGE.PDF
RESOLUTION NO 674 MONUMENT SIGN.PDF
RESOLUTION NO 674 MONUMENT SIGNS BID TAB
RECOMMENDATION.PDF
RESOLUTION NO 674 2023 MONUMENT SIGN PROPOSAL - BILL
YOUNT.PDF
RESOLUTION NO 674 2023 MONUMENT SIGN PROPOSAL - KENDALL
INDUSTRIES.PDF

15.IX. RESOLUTION NO. 675

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

Documents:

RESOLUTION NO 675 COVER PAGE - AMERICOM COPIER PRINTERS.PDF
RESOLUTION NO 675 AMERICOM AGREEMENT COPIERS PRINTERS.PDF
RESOLUTION NO 675 AMERICOM BID SHEET.PDF
RESOLUTION NO 675 1) AMERICOM BID.PDF
RESOLUTION NO 675 2) DA-COM BID.PDF
RESOLUTION NO 675 3) MARCO BID.PDF
RESOLUTION NO 675 4) GFI BID.PDF

15.X. RESOLUTION NO. 676

A Resolution approving Change Order #1 with LNB Studio, LLC and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

RESOLUTION NO 676 COVER PAGE LNB STUDIO CHANGE ORDER 1.PDF
RESOLUTION NO 676 LNB CHANGE ORDER.PDF
RESOLUTION NO 676 LOA CO1 SSHCH 2302 LNB (2).PDF

15.XI. RESOLUTION NO. 677

A Resolution approving a contract with Missouri Petroleum Products Co., LLC and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

RESOLUTION NO 677 COVER PAGE ASPHALT MAINTENANCE SERVICES.PDF
RESOLUTION NO 677 ASPHALT MAINTENANCE.PDF
RESOLUTION NO 677 ASPHALT MAINTENANCE BID TAB RECOMMENDATION.PDF
RESOLUTION NO 677 SUNSET HILLS ASPHALT MAINTENANCE BIDPACK - 2023.PDF

15.XII. RESOLUTION NO. 678

A Resolution approving a contract with George Butler Associates, Inc. and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

RESOLUTION NO 678 COVER PAGE GBA - W WATSON ENGIN SVCS .PDF
RESOLUTION NO 678 GBA CONTRACT WEST WATSON ENGINEERING SVCS (2).PDF
RESOLUTION NO 678 GBA - ENGINEERING SERVICES CONTRACT WATSON ROAD PHASE II.PDF

16. ELECT AN ACTING PRESIDENT OF THE BOARD OF ALDERMEN

17. APPOINTMENTS

1. Charles Heisler – Police Advisory Board term set to expire 05/11/2025
2. Adriana Polesel- Economic Development Committee term to expire 5/11/2025

Re-Appointments:

1. Todd Powers: Planning and Zoning Commission term to expire 02/01/2027
2. Michael Hopfinger: Planning and Zoning Commission term to expire 02/01/2027
3. Roger Kaiser- Planning and Zoning Commission term to expire 04/23/2027
4. Randy Epperson- Police Advisory Board term to expire 05/11/2025
5. Stephen Kruse- Police Advisory Board term to expire 05/11/2025
6. Harry Schillinger- Police Advisory Board term to expire 05/11/2025
7. Angie Weigel- Economic Development Committee term to expire 05/11/2025
8. John Stephens- Economic Development Committee term to expire 05/11/2025

9. Deb Wilke- Economic Development Committee term to expire
05/11/2025
10. Christine Lieber- Economic Development Committee term to expire
05/11/2025

18. GENERAL DISCUSSION

18.I. LAGERS

Documents:

[DISCUSSION LAGERS COVER PAGE.PDF](#)
[DISCUSSION ITEM LAGERS PABST 2022-09-09_3085_SPINOFFPS.PDF](#)
[DISCUSSION ITEM LAGERS PUBLIC SAFETY FAQs \(2022\).PDF](#)

18.II. COMMUNICATIONS PLAN

Documents:

[DISCUSSION RFP 2.0.PDF](#)
[DISCUSSION STATEMENT OF WORK_SUNSETHILLS 090922.PDF](#)

18.III. TRAFFIC STUDY AMENDMENTS

Documents:

[DISCUSSION TRAFFIC STUDY COVER PAGE.PDF](#)
[DISCUSSION TRAFFIC STUDY LANGUAGE AMENDMENTS.PDF](#)

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

Documents:

[CLOSED AGENDA MEETING APRIL 25, 2023.PDF](#)

20. ADJOURNMENT