

**CITY OF SUNSET HILLS
BOARD OF ALDERMEN
MEETING AGENDA
MAY 9, 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/81089290102?
pwd=ZUFjaEc0MFpNQUpJUHVZa2FnYXF1UT09](https://us02web.zoom.us/j/81089290102?pwd=ZUFjaEc0MFpNQUpJUHVZa2FnYXF1UT09)**

You can join the meeting via Zoom.com

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

Meeting ID: 810 8929 0102

Password: 373710

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, May 9, 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 April 25, 2023 regular and closed session meetings.

Documents:

[MINUTES DRAFT BOA APRIL 25 2023.PDF](#)

5. EMPLOYEE SERVICE AWARD

a) Susanna Messmer, Director of Finance- 5 years of service.

6. CONSENT AGENDA

a) Bills to be approved

b) Special event request by Faith Church for annual fireworks display on July 4, 2023

Documents:

[CONSENT AGENDA APR 2023 EXPENDITURES BY DEPARTMENT.PDF](#)
[CONSENT AGENDA APR 2023 EXPENDITURES BY TYPE.PDF](#)
[CONSENT AGENDA APR 2023 EXPENDITURES BY VENDOR.PDF](#)
[CONSENT AGENDA FAITH CHURCH FIREWORKS DISPLAY \(2\).PDF](#)

7. PUBLIC HEARINGS

The Board will consider a petition for a Conditional Use Permit, submitted by Collective Solutions, for the construction of a Telecommunications Facility at 109 Deane Court.

The Board will consider a petition for a Conditional Use Permit, submitted by BMGR SSHD, LLC, for the construction of a (second) hotel at 3660 South Lindbergh Boulevard.

The Board will consider a petition for a Development Plan, submitted by BMGR SSHD, LLC, for the construction of a (second) hotel at 3660 South Lindbergh Boulevard.

Documents:

[PUBLIC HEARING BILL NO 08 COLLECTIVE SOLUTIONS.PDF](#)
[PUBLIC HEARING BILL NO 09 AND 10 CUP BMGR SSHD.PDF](#)

8. PUBLIC COMMENT

9. OLD BUSINESS

9.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 \(4\).PDF](#)
[BILL NO 58 ORD PROHIBITING COMMERCIAL VEHICLES ON DRIVEWAYS \(2\).PDF](#)

9.II. BILL NO. 02

An Ordinance amending Chapter 7, Building and Building Regulations, to

enact a new division, Construction Traffic Deposit Fee for streets

SECOND READING

Documents:

[BILL NO 02 STREET DAMAGE DEPOSIT - AGENDA COVER PAGE \(3\).PDF](#)
[BILL NO 02 ORDINANCE STREET DEPOSIT \(4.13.23\).PDF](#)

9.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

SECOND READING

Documents:

[BILL NO 03 MONICA - AGENDA COVER PAGE \(3\).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 \(004\).PDF](#)
[BILL NO 03 118 MONICA HOUSE PLANS.PDF](#)
[BILL NO 03 118 MONICA MUELLER AND NEFF APPRAISAL.PDF](#)
[BILL NO 03 118 MONICA SPECIAL SALE CONTRACT.PDF](#)

9.IV. BILL NO. 05

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

SECOND READING

Documents:

[BILL NO 05 AMENDING APPENDIX D 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](#)

9.V. 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

SECOND READING

Documents:

[BILL NO 06 UDO AMENDMENT PARKING AREAS 2\) P-12-23 COVER PAGE \(2\).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](#)

10. 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 APR 2023.PDF](#)
[REPORTS EXPENDITURES BY TYPE_JAN TO APR 2023.PDF](#)
[REPORTS EXPENDITURES BY VENDOR_JAN TO APR 2023.PDF](#)
[REPORTS REVENUE_JAN TO APR 2023.PDF](#)
[REPORTS STATEMENT OF REVENUE AND EXPENDITURES BY FUND_JAN
TO APR 2023.PDF](#)
[REPORTS PD APRIL MONTHLY STATISTICS.PDF](#)
[REPORTS PW ENGINEER REPORT \(003\).PDF](#)
[REPORTS PARKS MAY 2023.PDF](#)
[REPORTS COURT REPORTS - APRIL 2023.PDF](#)

11. NEW BUSINESS

11.I. BILL NO. 07

An Ordinance adding Public Safety Department under the Missouri Local
Government Employees Retirement System
FIRST READING

Documents:

[BILL NO 07 COVER PAGE - LAGERS \(002\).PDF](#)
[BILL NO 07 LAGERS ORDINANCE_ \(002\).PDF](#)
[BILL NO 07 LAGERS PABST 2022-09-09_3085_SPINOFFPS.PDF](#)
[BILL NO 07 LAGERS PUBLIC SAFETY FAQs \(2022\).PDF](#)

11.II. BILL NO. 08

An Ordinance granting a Conditional Use Permit to Collective Solutions, LLC for a new Wireless Telecommunications Facility at 109 Deane Court, Per application P-13-23

FIRST READING

Documents:

[BILL NO 08 COLLECTIVE SOLUTIONS 1\) P-13-23 COVER PAGE.PDF](#)
[BILL NO 08 COLLECTIVE SOLUTIONS WIRELESS FACILITY ORD 2\) P-13-23.PDF](#)
[BILL NO 08 COLLECTIVE SOLUTIONS 3\) P-13-23 APPLICATION.PDF](#)
[BILL NO 08 COLLECTIVE SOLUTIONS 4\) P-13-23 UPDATED STAFF REPORT.PDF](#)
[BILL NO 08 COLLECTIVE SOLUTIONS 5\) P-13-23 PETITIONER INFORMATION.PDF](#)
[BILL NO 08 COLLECTIVE SOLUTIONS 6\) P-13-23 PUBLIC HEARING.PDF](#)

11.III. BILL NO. 9

An Ordinance granting a Conditional Use Permit to BMGR SSHD LLC for construction of a second hotel building at 3660 South Lindbergh Boulevard, per application P-14-23

FIRST READING

**Petitioner has requested postponement*

Documents:

[BILL NO 09 CUP BMGR SSHD 1\) P-14-23 COVER PAGE.PDF](#)
[BILL NO 09 CUP BMGR SSHD 2\) P-14-23 PROPOSED ORDINANCE.PDF](#)
[BILL NO 09 CUP BMGR SSHD 3\) P-14-23 APPLICATION.PDF](#)
[BILL NO 09 CUP BMGR SSHD 4\) P-14-23 UPDATED STAFF REPORT.PDF](#)
[BILL NO 09 CUP BMGR SSHD 5\) P-14-23 THRU P-15-23 DEVELOPMENT PLAN \(1\).PDF](#)
[BILL NO 09 CUP BMGR SSHD 6\) P-14-23 THRU P-15-23 PETITIONER INFORMATION.PDF](#)
[BILL NO 09 CUP BMGR SSHD 7\) P-14-23 THRU P-15-23 PHOTOMETRIC PLAN.PDF](#)
[BILL NO 09 CUP BMGR SSHD 8\) P-14-23 P-15-23 PUBLIC HEARINGS.PDF](#)

11.IV. BILL NO. 10

An Ordinance granting a Development Plan for construction of a second hotel at 3660 South Lindbergh Boulevard

FIRST READING

** Petitioner has requested postponement*

Documents:

[BILL NO 10 DEVELOPMENT PLAN BMGR SSHD 1\) P-15-23 COVER PAGE.PDF](#)
[BILL NO 10 DEVELOPMENT PLAN BMGR SSHD 2\) P-15-23.PDF](#)
[BILL NO 10 DEVELOPMENT PLAN BMGR SSHD 3\) P-15-23 APPLICATION.PDF](#)
[BILL NO 10 DEVELOPMENT PLAN BMGR SSHD 4\) P-15-23 UPDATE STAFF REPORT.PDF](#)
[BILL NO 10 DEVELOPMENT PLAN BMGR SSHD 5\) P-14-23 THRU P-15-23 DEVELOPMENT PLAN.PDF](#)
[BILL NO 10 DEVELOPMENT PLAN BMGR SSHD 6\) P-14-23 THRU P-15-23 PETITIONER INFORMATION.PDF](#)
[BILL NO 10 DEVELOPMENT PLAN BMGR SSHD 7\) P-14-23 THRU P-15-23 PHOTOMETRIC PLAN.PDF](#)
[BILL NO 10 DEVELOPMENT PLAN BMGR SSHD 8\) P-14-23 P-15-23 PUBLIC HEARINGS.PDF](#)

11.V. BILL NO. 11

An Ordinance authorizing the City to enter into a Real Estate Purchase and Sale Agreement to purchase property adjacent to/near Lynnstone Park and granting further authority

FIRST READING

Documents:

[BILL NO 11 COVER PAGE - LYNSTONE PROPERTIES.PDF](#)
[BILL NO 11 ORD PURCHASE AND SALE AGREEMENT LYNNSTONE PARK.PDF](#)
[BILL NO 11 RE PURCHASE AGMT_LANGERAK TO CITY 5.2.23 \(2\).PDF](#)
[BILL NO 11 LYNSTONE PROPERTY MAP.PDF](#)

11.VI. RESOLUTION NO. 679

A Resolution approving a contract for Leritz Contracting Incorporated and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 679 COVER PAGE - ASPHALT PARKING-STIEREN PARK.PDF](#)
[RESOLUTION NO 679 FOR STIEREN PARKING AREA.PDF](#)
[RESOLUTION NO 679 BID PACKET ADVERTISED FOR STIEREN PARKING LOT.PDF](#)
[RESOLUTION NO 679 BID PROPOSAL - STIEREN PARKING.PDF](#)
[RESOLUTION NO 679 CONTRACT_0001.PDF](#)
[RESOLUTION NO 679 STIEREN PARKING LOT SCHEMATIC.PDF](#)

12. APPOINTMENTS

13. GENERAL DISCUSSION

13.I. TRAFFIC STUDY AMENDMENTS

Documents:

[DISCUSSION ITEM COVER PAGE - LEVEL OF SERVICE \(002\).PDF](#)
[DISCUSSION ITEM TRAFFIC STUDY LANGUAGE AMENDMENTS.PDF](#)

13.II. CREATION OF AN ADVISORY HISTORICAL PRESERVATION COMMISSION

Documents:

[DISCUSSION HISTORIC PRESERVATION TITLE XVI CONSERVATION.PDF](#)

14. REQUEST TO MEET IN CLOSED SESSION PURSUANT TO 610.21.(1), (3) AND (12) TO DISCUSS LEGAL, PERSONNEL AND CONTRACT MATTERS

Documents:

[CLOSED AGENDA MEETING MAY 9, 2023 \(2\).PDF](#)

15. ADJOURNMENT