

**CITY OF SUNSET HILLS
BOARD OF ALDERMEN
MEETING AGENDA
JUNE 13, 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/83164116346?
pwd=RIFEV003d0JKTWpvVzR2OGNWNXBYUT09](https://us02web.zoom.us/j/83164116346?pwd=RIFEV003d0JKTWpvVzR2OGNWNXBYUT09)**

You can join the meeting via Zoom.com

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

Meeting ID: 831 6411 6346

Password: 993318

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, June 13, 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 May 9, 2023 regular and closed session meetings, the May 12, 2023 special and closed session meetings and the May 25, 2023 special meeting.

Documents:

[BOA DRAFT MINUTES MAY 9 2023.PDF](#)
[BOA SPECIAL MEETING MINUTES DRAFT MAY 12, 2023.PDF](#)
[BOA SPECIAL MEETING MINUTES DRAFT MAY 25, 2023.PDF](#)

5. PRESENTATIONS

a) 4619 S. Lindbergh

Documents:

[PRESENTATION 4619 S. LINDBEGH BLVD \(1\).PDF](#)
[PRESENTATION 4619 S. LINDBERGH BLVD \(2\).PDF](#)

6. CONSENT AGENDA

a) Bills to be approved

b) Renewal of existing annual liquor licenses

c) Request for temporary liquor license

1. Rockwell Beer Company 12580 Rott Road June 30, July 14 and August 4, 2023.
2. Daiquiris on Demand 3915 S. Lindbergh Blvd June 16, 2023

Documents:

[CONSENT AGENDA MAY 2023 EXPENDITURES BY DEPARTMENT.PDF](#)
[CONSENT AGENDA MAY 2023 EXPENDITURES BY TYPE.PDF](#)
[CONSENT AGENDA MAY 2023 EXPENDITURES BY VENDOR.PDF](#)
[CONSENT AGENDA LIQUOR LICENSES TO BE APPROVED FOR 2023-2024 LICENSE YEAR.PDF](#)
[CONSENT AGENDA ROCKWELL BEER CO.PDF](#)
[CONSENT AGENDA DAIQUIRIS ON DEMAND TEMPORARY-LIQUOR-LICENSE-APPLICATION-PDF.PDF](#)

7. PUBLIC HEARINGS

The Board will consider a petition for a Lot Split, submitted by Anne Julius, to divide a 6.77 acre lot into a 5.77 acre lot and a 1 acre lot, at 9831 Sappington Road

The Board will consider a petition for a Text Amendment, submitted by the City of Sunset Hills, to amend section 7.4.1 of the Unified Development Ordinance, relating to Section 7, Commercial, Office, and/or Industrial Planned Development

The Board will consider a petition for a Text Amendment, submitted by the City of Sunset Hills, to amend Appendix A, Section 3 of the Code of Ordinances, and section 6.2.5 and 7.6 of the Unified Development Ordinance, relating to Improvement Guarantee Releases

The Board will consider a petition for a change of zoning from R-2 Single Family Residential-20,000 square foot minimum lot size to PD-LC(B) Planned Development-Limited Commercial submitted by Olga Despotis Perpetuities Trust, for the development of a motor vehicle oriented business at 12405, 12411, & 12417 West Watson Road

The Board will consider a petition for a Conditional Use Permit submitted by Olga Despotis Perpetuities Trust, for the development of a motor vehicle oriented business at 12405, 12411, & 12417 West Watson Road

The Board will consider a petition for a Preliminary Development Plan submitted by Olga Despotis Perpetuities Trust, for the development of a motor vehicle oriented business at 12405, 12411, & 12417 West Watson Road

Documents:

[PUBLIC HEARING BILL NO 13 LOT SPLIT.PDF](#)
[PUBLIC HEARING BILL NO 14 REQUIRED PRE FILING MTG.PDF](#)
[PUBLIC HEARING BILL NO 15 UDO IMPROV GUARANTEE RELEASE.PDF](#)
[PUBLIC HEARING DESPOTIS BILL NO 16, 17 AND 18.PDF](#)

8. PUBLIC COMMENT

9. OLD BUSINESS

9.I. BILL NO. 7

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

Documents:

[BILL NO 07 COVER PAGE - LAGERS \(003\).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](#)

9.II. BILL NO. 8

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
SECOND READING

Documents:

[BILL NO 08 COLLECTIVE SOLUTIONS 1\) P-13-23 COVER PAGE \(2\).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](#)
[BILL NO 8 COLLECTIVE SOLUTIONS BUTCHER BRANCH - ANTENNA ARRAY \(002\).PDF](#)
[BILL NO 8 COLLECTIVE SOLUTIONS BUTCHER BRANCH - COMPOUND.PDF](#)
[BILL NO 8 COLLECTIVE SOLUTIONS BUTCHER BRANCH - 199 FT MONOPOLE AND COMPOUND \(002\).PDF](#)
[BILL NO 8 COLLECTIVE SOLUTIONS BUTCHER BRANCH - 199 FT MONOPOLE AND COMPOUND VIEW 2 \(002\).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 MAY POLICE MONTHLY STATISTICS.PDF](#)
[REPORTS PW ENGINEER REPORT \(003\).PDF](#)
[REPORTS PARKS JUNE 2023.PDF](#)
[REPORTS COURTS - MAY 2023.PDF](#)
[REPORTS EXPENDITURES BY DEPT_JAN TO MAY 2023.PDF](#)
[REPORTS EXPENDITURES BY TYPE_JAN TO MAY 2023.PDF](#)
[REPORTS EXPENDITURES BY VENDOR_JAN TO MAY 2023.PDF](#)
[REPORTS REVENUE_JAN TO MAY 2023.PDF](#)
[REPORTS STATEMENT OF REVENUE AND EXPENDITURES BY FUND_JAN TO MAY 2023.PDF](#)

11. NEW BUSINESS

11.I. BILL NO. 12

An Ordinance amending Chapter 25, Taxation, to enact a new section to provide for no automatic adjustments pursuant to Section 393.275 RSMO

FIRST READING

**Staff has requested a second reading*

Documents:

BILL NO 12 COVER PAGE - UTILITY TAX (2).PDF
BILL NO 12 UTILITY TAX NO AUTOMATIC TAX ADJ ORD.PDF
BILL NO 12 STATE STATUTE 393.275.DOCX.PDF

11.II. BILL NO. 13

An Ordinance approving a lot split for 9831 Sappington Road
FIRST READING

Documents:

BILL NO 13 LOT SPLIT 1) P-17-23 COVER PAGE.PDF
BILL NO 13 LOT SPLIT 9831 SAPPINGTON ROAD P-17-23 ORDINANCE.PDF
BILL NO 13 LOT SPLIT 3) P-17-23 APPLICATION.PDF
BILL NO 13 LOT SPLIT 4) P-17-23 UPDATED STAFF REPORT.PDF
BILL NO 13 LOT SPLIT 5) MARGARET ANN LOT SPLIT PLAT - PRELIM
(002).PDF
BILL NO 13 LOT SPLIT 5) P-17-23 LOT SPLIT PLAT.PDF
BILL NO 13 LOT SPLIT 6) P-17-23 PUBLIC NOTICES.PDF
BILL NO 13 LOT SPLIT 23012CD-SDP 1.PDF

11.III. BILL NO. 14

An Ordinance amending Section 7.4.1- Pre-filing review and transmittal of Application
of Section 7- Commercial, Office, and or Industrial Planned Development of the Unified
Development Ordinance related to notice of the required Neighborhood meeting
FIRST READING

**Petitioner has requested a second reading*

Documents:

BILL NO 14 PRE FILING REQUIRED NEIGHBORHOOD MTG 1) P-18-23
COVER PAGE.PDF
BILL NO 14 PRE FILING REQUIRED NEIGHBORHOOD MEETING
ORDINANCE.PDF
BILL NO 14 PRE FILING REQUIRED MEETING 3) P-18-23 APPLICATION.PDF
BILL NO 14 PRE FILING REQUIRED MTG 4) P-18-23 UPDATED STAFF
REPORT.PDF
BILL NO 14 REQUIRED PRE FILING MTG 5) P-18-23 PUBLIC NOTICES.PDF

11.IV. BILL NO. 15

An Ordinance amending the Unified Development Ordinance related to Improvement
Guarantee Releases
FIRST READING

Documents:

BILL NO 15 UDO IMPROV GUARANTEE RELEASE 1) P-21-23 COVER
PAGE (2).PDF
BILL NO 15 UDO IMPROV. GUARANTEE RELEASES P-21-23
ORDINANCE.PDF
BILL NO 15 UDO IMPROV GUARANTEE RELEASE 3) P-21-23
APPLICATION.PDF

BILL NO 15 UDO IMPROV GUARANTEE RELEASE 4) P-21-23 UPDATED
STAFF REPORT.PDF
BILL NO 15 UDO IMPROV GUARANTEE RELEASE 5) P-21-23 PUBLIC
NOTICES.PDF

11.V. BILL NO. 16

An Ordinance rezoning 12405, 12411, & 12417 West Watson Road from R-2 Single
Family Residential to PD-LC(B) Planned Development-Limited Commercial and
amending the official zoning map

FIRST READING

**Petitioner has requested a second reading*

Documents:

BILL NO 16 LIMITED COMMERCIAL 1) P-27-22 COVER PAGE.PDF
BILL NO 16 PD LIMITED COMMERCIAL P-27-22 ORDINANCE (2).PDF
BILL NO 16 LIMITED COMMERCIAL 3) P-27-22 APPLICATION.PDF
BILL NO 16 LIMITED COMMERCIAL 4) P-27-22 UPDATED STAFF
REPORT.PDF
BILL NO 16 LIMITED COMMERCIAL 5) P-27-22 PRELIMINARY
DEVELOPMENT PLAN.PDF
BILL NO 16 LIMITED COMMERCIAL 6) P-27-22 TRAFFIC STUDY.PDF
BILL NO 16 LIMITED COMMERCIAL 7) P-27-22 PUBLIC NOTICES.PDF
BILL NO 16 LIMITED COMMERCIAL 8) P-27-22 SECOND READING
REQUEST.PDF

11.VI. BILL NO. 17

An Ordinance granting a Conditional Use Permit to George Despotis for Construction
of a bank with a drive through, per application P-28-22

FIRST READING

**Petitioner has requested a second reading*

Documents:

BILL NO 17 CUP DESPOTIS 1) P-28-22 COVER PAGE.PDF
BILL NO 17 CUP DESPOTIS P-28-22 ORDINANCE.PDF
BILL NO 17 DESPOTIS 3) P-28-22 APPLICATION.PDF
BILL NO 17 CUP DESPOTIS 4) P-28-22 UPDATED STAFF REPORT.PDF
BILL NO 17 CUP DESPOTIS 5) PRELIMINARY DEVELOPMENT PLAN.PDF
BILL NO 17 CUP DESPOTIS 6) P-28-22 TRAFFIC STUDY.PDF
BILL NO 17 CUP DESPOTIS 7) P-28-22 PUBLIC NOTICES.PDF
BILL NO 17 8) P-28-22 SECOND READING REQUEST.PDF

11.VII. BILL NO. 18

An Ordinance approving a Preliminary Development Plan for 12405, 12411, & 12417
West Watson Road

FIRST READING

**Petitioner has requested a second reading*

Documents:

BILL NO 18 PRELIM DEV PLAN DESPOTIS 1) P-29-2 COVER PAGE.PDF
BILL NO 18 PRELIM DEV PLAN DESPOTIS 2) P-29-2 ORDINANCE 2.PDF

[BILL NO 18 PRELIM DEV PLAN DESPOTIS 3\) P-29-22 APPLICATION.PDF](#)
[BILL NO 18 PRELIM DEV PLAN DESPOTIS 4\) P-29-22 UPDATED STAFF REPORT.PDF](#)
[BILL NO 18 PRELIM DEV PLAN DESPOTIS 5\) PRELIMINARY DEVELOPMENT PLAN.PDF](#)
[BILL NO 18 PRELIM DEV PLAN DESPOTIS 6\) P-29-22 TRAFFIC STUDY.PDF](#)
[BILL NO 18 PRELIM DEV PLAN DESPOTIS 7\) P-29-22 PUBLIC NOTICES.PDF](#)
[BILL NO 18 PRELIM DEV PLAN DESPOTIS 8\) P-27-22 SECOND READING REQUEST.PDF](#)

11.VIII. BILL NO. 19

An Ordinance approving a Historic Route 66 neon sign at 10709 Watson Road
FIRST READING

Documents:

[BILL NO 19 1\) ROUTE 66 SIGN COVER PAGE.PDF](#)
[BILL NO 19 2\) HISTORIC SIGN ORDINANCE.PDF](#)
[BILL NO 19 3\) APPLICATION.PDF](#)
[BILL NO 19 4\) ORDINANCE 2294.PDF](#)
[BILL NO 19 5\) SITE PLAN.PDF](#)

11.IX. RESOLUTION NO. 681

A Resolution approving an affidavit to certify the use of Road and Bridge Tax proceeds from the St. Louis County Department of Revenue and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 681 AGENDA ITEMS COVER PAGE - ROAD AND BRIDGE \(002\).PDF](#)
[RESOLUTION NO 681 ROAD AND BRIDGE TAX REVENUE AFFIDAVIT 2023.PDF](#)
[RESOLUTION NO 681 AFFIDAVIT AND COVER LETTER.PDF](#)

11.X. RESOLUTION NO. 682

A Resolution approving a contract for purchase of 3 marked Police SUV's, associated emergency equipment, vehicle graphics and installations and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 682 2023 COVER PAGE \(4\).PDF](#)
[RESOLUTION NO 682 SUV PURCHASE FOR APPROVAL OF AGREEMENT4 \(1\).PDF](#)
[RESOLUTION NO 682 PURCHASING MEMO-REVISED 2 \(003\).PDF](#)
[RESOLUTION NO 682 MORROW BROS FORD QUOTE.PDF](#)
[RESOLUTION NO 682 AD-GRAPHIX 2023 PRICING.PDF](#)
[RESOLUTION NO 682 ED ROEHR 2023.PDF](#)

RESOLUTION NO 682 EVS QUOTE.PDF

12. APPOINTMENTS

None

Re-Appointments:

- a) Christine Lieber- Police Advisory Board term to expire 7/13/2025

13. GENERAL DISCUSSION

- a. Creation of an Advisory Historical Preservation Commission
- b. Ethics Ordinance

Documents:

[DISCUSSION HISTORIC PRESERVATION TITLE XVI CONSERVATION.PDF](#)
[DISCUSSION HISTORICAL SOCIETY INFORMATION.DOCX.PDF](#)
[DISCUSSION ETHICS.DOCX.PDF](#)

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

Documents:

[CLOSED AGENDA MEETING JUNE 13, 2023.PDF](#)

15. ADJOURNMENT