

**CITY OF SUNSET HILLS
BOARD OF ALDERMEN
MEETING AGENDA
AUGUST 8, 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/83387655824?
pwd=UIVjTlc2bitRTWtyaTFwdEVEMGVCdz09](https://us02web.zoom.us/j/83387655824?pwd=UIVjTlc2bitRTWtyaTFwdEVEMGVCdz09)**

You can join the meeting via Zoom.com

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

Meeting ID: 833 8765 5824

Password: 437528

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, August 8, 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 July 11, 2023 regular and closed session meetings.

Documents:

[MINUTES DRAFT BOA JULY 11 2023 \(3\).PDF](#)

5. PRESENTATION

a) 3660 S. Lindbergh

Documents:

[PRESENTATION SHEEVAM CONCEPT PLAN BOA 8.8.23.PDF](#)

6. CONSENT AGENDA

1. Bills to be approved.
2. Request by St. Justin Martyr for special event Fall Festival with temporary liquor license September 29-30, 2023 at 11910 Eddie and Park Road.
3. Request by Laumeier Sculpture Park for temporary signage and one way traffic during special event Laumeier After Dark November 4, 2023 at 12580 Rott Road.

Documents:

[CONSENT AGENDA JULY 2023 EXPENDITURES BY DEPT.PDF](#)
[CONSENT AGENDA JULY 2023 EXPENDITURES BY TYPE.PDF](#)
[CONSENT AGENDA JULY 2023 EXPENDITURES BY VENDOR.PDF](#)
[CONSENT AGENDA ST. JUSTIN FALL FESTIVAL 2023.PDF](#)
[CONSENT AGENDA ST. JUSTIN FALL FEST LAYOUT V2018.PDF](#)
[CONSENT AGENDA 2023 LAUMEIER AFTER DARK SUNSET HILLS ONE WAY LETTER.PDF](#)
[CONSENT AGENDA 2023 LAUMEIER AFTER DARK SUNSET HILLS SIGNAGE LETTER.PDF](#)
[CONSENT AGENDA 2023 LAUMEIER AFTER DARK SUNSET HILLS SIGNAGE MAP.PDF](#)

7. PUBLIC HEARINGS

The Board will consider a petition for a Conditional Use Permit to operate a Water Systems Facility on a property zoned NU Non-Urban located at 13190 Gravois Road

The Board will consider a petition for a Final Development Plan to construct a 21-Lot Single Family Home Development on a property zoned PD-RV- Planned Development- Residential Villa known as Gates Manor

Documents:

[PUBLIC HEARING BILL NO 28 MAWC.PDF](#)
[PUBLIC HEARINGS BILL NO 29 GATES MANOR.PDF](#)

8. PUBLIC COMMENT

9. OLD BUSINESS

9.I. BILL NO. 21

An Ordinance amending Section 7.5-Application Requirements of Section 7- Commercial, Office, and/or Industrial Planned Development Section 1.5 of Appendix A of the Unified Development Ordinance related to Traffic Study Requirements and Level

“D” Service
SECOND READING

Documents:

BILL NO 21 UDO TRAFFIC STUDY AND LOS 1) P-16-23 COVER PAGE (002)
7.31.23.PDF
BILL NO 21 UDO TRAFFIC STUDY AND LOS 2) P-16-23 ORDINANCE.PDF
BILL NO 21 UDO TRAFFIC STUDY AND LOS 3) P-16-23 APPLICATION.PDF
BILL NO 21 UDO TRAFFIC STUDY AND LOS 4) P-16-23 STAFF REPORT
(002).PDF
BILL NO 21 UDO TRAFFIC STUDY AND LOS 5) P-16-23 PUBLIC
NOTICE.PDF
BILL NO 21 UDO TRAFFIC STUDY AND LOS 6) P-16-23 PUBLIC
HEARING.PDF

9.II. BILL NO. 22

An Ordinance amending Section 7.5- Application Requirements of Section 7-
Commercial, Office, and/or Industrial Planned Development of the Unified Development
Ordinance related to Traffic Study Requirements
SECOND READING

Documents:

BILL NO 22 UDO TRAFFIC STUDY 1) P-20-23 COVER PAGE (004).PDF
BILL NO 22 UDO TRAFFIC STUDY 2) P-20-23 ORDINANCE (2).PDF
BILL NO 22 UDO TRAFFIC STUDY 3) P-20-23 APPLICATION.PDF
BILL NO 22 UDO TRAFFIC STUDY 4) P-20-23 STAFF REPORT (002).PDF
BILL NO 22 UDO TRAFFIC STUDY 5) P-20-23 PUBLIC HEARING.PDF
BILL NO 22 UDO TRAFFIC STUDY 6) P-20-23 PUBLIC NOTICE.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 JUL 2023.PDF](#)
[REPORTS EXPENDITURES BY TYPE_JAN TO JUL 2023.PDF](#)
[REPORTS EXPENDITURES BY VENDOR_JAN TO JUL 2023.PDF](#)
[REPORTS REVENUE_JAN TO JUL 2023.PDF](#)
[REPORTS STATEMENT OF REVENUE AND EXPENDITURES BY FUND_JAN TO JUL 2023.PDF](#)
[REPORTS POLICE JULY MONTHLY STATISTICS.PDF](#)
[REPORTS PW ENGINEER REPORT \(004\).PDF](#)
[REPORTS PARKS AUG 2023.PDF](#)
[REPORTS COURT 07-31-2023.PDF](#)

11. NEW BUSINESS

11.I. BILL NO. 25

An Ordinance establishing a procedure to disclose potential conflicts of interest and substantial interests for certain officials

FIRST READING

**Staff has requested a second reading*

Documents:

[BILL NO 25 COVER PAGE - CONFLICT OF INTEREST.PDF](#)
[BILL NO 25 CONFLICT OF INTEREST 2023.PDF](#)
[BILL NO 25 CONFLICT OF INTEREST MEC LETTER.PDF](#)

11.II. BILL NO. 26

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

FIRST READING

**Staff has requested a second reading*

Documents:

[BILL NO 26 COVER PAGE - 2023 BUDGET ADJUSTMENT V1 \(4\).PDF](#)
[BILL NO 26 2023 BUDGET ADJUSTMENT V1 \(2\).PDF](#)
[BILL NO 26 2023 BUDGET ADJUSTMENT SUMMARY V1 \(2\).PDF](#)

11.III. BILL NO. 27

An Ordinance amending various provisions of the Code of Ordinances of the City of Sunset Hills relating to bonds

FIRST READING

**Staff has requested a second reading*

Documents:

[BILL NO 27 COVER PAGE - BONDING.PDF](#)
[BILL NO 27 - REPEALING BOND REQUIREMENTS.PDF](#)

11.IV. BILL NO. 28

An Ordinance granting a Conditional Use Permit to Missouri American Water, Inc. for construction of a Water Systems Facility at 13190 Gravois Road, per application P-19-23

FIRST READING

**Petitioner has requested a second reading*

Documents:

[BILL NO 28 MAWC 1\) P-19-23 COVER PAGE \(2\).PDF](#)
[BILL NO 28 MAWC 2\) P-19-23 APPLICATION.PDF](#)
[BILL NO 28 MAWC 3\) P-19-23 ORDINANCE.PDF](#)
[BILL NO 28 MAWC 4\) P-19-23 STAFF REPORT.PDF](#)
[BILL NO 28 MAWC 5\) P-19-23 SITE PLAN.PDF](#)
[BILL NO 28 MAWC 6\) P-19-23 ELEVATIONS.PDF](#)
[BILL NO 28 MAWC 7\) P-19-23 PUBLIC HEARING.PDF](#)
[BILL NO 28 MAWC 8\) SECOND READING REQUEST.PDF](#)

11.V. BILL NO. 29

An Ordinance approving a Final Development Plan for the Gates Manor Subdivision

FIRST READING

**Petitioner has requested a second reading*

Documents:

[BILL NO 29 GATES MANOR 1\) P-22-23 COVER PAGE.PDF](#)
[BILL NO 29 GATES MANOR 2\) P-22-23 APPLICATION.PDF](#)
[BILL NO 29 GATES MANOR 3\) P-22-23 ORDINANCE.PDF](#)
[BILL NO 29 GATES MANOR 4\) P-22-23 STAFF REPORT.PDF](#)
[BILL NO 29 GATES MANOR 5\) P-22-23 FINAL DEVELOPMENT PLAN.PDF](#)
[BILL NO 29 GATES MANOR 6\) P-22-23 ELEVATIONS.PDF](#)
[BILL NO 29 GATES MANOR 7\) P-22-23 PUBLIC HEARING.PDF](#)
[BILL NO 29 GATES MANOR 8\) SECOND READING REQUEST.PDF](#)
[BILL NO 29 GATES MANOR 9\) NEIGHBOR LETTER 2023.07.18.PDF](#)
[BILL NO 29 GATES MANOR 10\) NEIGHBOR MAILING LIST.PDF](#)

11.VI. BILL NO. 30

An Ordinance authorizing the City to enter into an Intergovernmental Reciprocity Agreement establishing the mutual waiver of fees

FIRST READING

**Staff has requested a second reading*

Documents:

[BILL NO 30 COVER PAGE - MSD AGREEMENT.PDF](#)
[BILL NO 30- MSD RECIPROCITY AGREEMENT AUTHORIZING ORDINANCE.PDF](#)

11.VII. RESOLUTION NO. 687

A Resolution approving a donation of an estimated 20" x 20" piece of pink granite to be used at the base of the Park Plaza Courts Historical Neon Route 66 Sign located at 10709 Watson Road Sunset Hills, Missouri

Documents:

[RESOLUTION NO 687 COVER PAGE - DONATION RESOLUTION.PDF](#)
[RESOLUTION NO 687 GRANITE DONATION.PDF](#)
[RESOLUTION NO 687 LETTER FROM HISTORICAL SOCIETY.PDF](#)

12. APPOINTMENTS

a) Jeffrey Meyers Jr. - Economic Development Committee term to expire 08/08/2025

Re-Appointments:

- a) Mark Colombo - Finance Committee term to expire 5/11/2025
- b) Brian Fernandez - Finance Committee term to expire 4/4/2025
- c) Larry Smith - Board of Adjustment term to expire 06/12/2028

13. GENERAL DISCUSSION

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

Documents:

[CLOSED AGENDA MEETING AUGUST 8, 2023.PDF](#)

15. ADJOURNMENT