

**CITY OF SUNSET HILLS  
BOARD OF ALDERMEN  
A G E N D A  
FEBRUARY 8, 2022  
6:00 P.M.**

**A meeting of the Board of Aldermen was called by Mayor Patricia Fribis and will be held virtually via Zoom**

**You can join the meeting via Zoom.com or by using the following link:**

**[https://us02web.zoom.us/j/85378066435?  
pwd=K1VTTW9keHV4WnJTSnh6R3VJd1NYUT09](https://us02web.zoom.us/j/85378066435?pwd=K1VTTW9keHV4WnJTSnh6R3VJd1NYUT09)**

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

**Meeting ID: 853 7806 6435**

**Password: 393693**

**No comments will be taken from the public during the meeting, with exception of during the public hearings. If you 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](mailto:bgillett@sunset-hills.com) no later than 4 pm on Tuesday, February 8, 2022. 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 January 11, 2022 regular and closed session meetings and the January 25, 2022 work session meeting.

Documents:

[MINUTES BOA 1.11.22 DRAFT.PDF](#)

5. PROCLAMATION

Proclaiming February 8, 2022 as Rodney Stecher day in Sunset Hills.

Documents:

[PROCLAMATION - RODNEY STECHER.PDF](#)

6. CONSENT AGENDA

- a. Bills to be approved.
- b. Request from Laumeier Sculpture Park for City sponsorship of the annual Art Fair May 6-8, 2022, temporary signage, and one way traffic on Rott Road during the event.

Documents:

[CONSENT AGENDA JANUARY 2022 EXPENDITURES BY DEPT.PDF](#)  
[CONSENT AGENDA JANUARY 2022 EXPENDITURES BY TYPE.PDF](#)  
[CONSENT AGENDA JANUARY 2022 EXPENDITURES BY VENDOR.PDF](#)  
[CONSENT AGENDA LAUMEIER ART FAIR 2022 SUNSET HILLS SATURDAY MUSIC SPONSORSHIP.PDF](#)  
[CONSENT AGENDA LAUMEIER AF 2022 SUNSET HILLS ONE WAY LETTER.PDF](#)  
[CONSENT AGENDA LAUMEIER AF 2022 SUNSET HILLS SIGNAGE LETTER.PDF](#)  
[CONSENT AGENDA LAUMEIER ART FAIR 2022 SUNSET HILLS SIGNAGE MAP.PDF](#)  
[CONSENT AGENDA LAUMEIER AF 2022 SUNSET HILLS POLICE LETTER.PDF](#)

7. PUBLIC HEARINGS

Public Hearing: The Board will consider a petition for a Change of Zoning from R-1 Single Family Residential - 1-acre minimum lot size to R-2 Single Family Residential - 20,000 Square foot minimum lot size submitted by Whalen Custom Homes for a Single-Family Residential Development at 13270 Maple Drive.

Public Hearing: 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-R Planned Development - Residential submitted by Whalen Custom Homes for a Single-Family Residential Development at 13270 Maple Drive.

Public Hearing: The Board will consider a petition for a Preliminary Development Plan submitted by Whalen Custom Homes for a Single-Family Residential Development at 13270 Maple Drive.

Public Hearing: The Board will consider a petition for a Minor Subdivision, submitted by George and Diane Winter to divide the property at 10332 Winter Estates Drive.

Public Hearing: The Board will consider a petition for an Amended Development Plan, submitted by LC Restaurant, LLC to add a second drive-through lane to an existing restaurant at 10765 Sunset Hills Plaza.

Public Hearing: The Board will consider a petition for an Amended Development Plan, submitted by Grant Mechlin, for the redevelopment of property at 3600 South Lindbergh Boulevard.

Documents:

[PUBLIC HEARINGS WHALEN HOMES P-21-21 THRU P-23-21.PDF](#)  
[PUBLIC HEARING BILL NO 37 SUBDIVISION PETITION.PDF](#)  
[PUBLIC HEARING BILL NO 38 LIONS CHOICE AMENDED DEVELOPMENT PLAN.PDF](#)  
[PUBLIC HEARING BILL NO 39 BASS PRO P-03-22.PDF](#)

8. PUBLIC COMMENT
9. OLD BUSINESS  
None
10. CITY OFFICIAL AND COMMITTEE REPORTS

City Clerk/City Administrator, Brittany Gillett

Director of Finance, Susanna Messmer

Chief of Police, Stephen Dodge

City Attorney, James C. Hetlage

City Engineer, Bryson Baker

Director of Parks & Recreation, Gerald Brown

Committee Reports

Finance Committee – Alderman Stewart

Economic Development Committee – Aldermen Price

Parks & Recreation Commission – Alderman Wong

Police Advisory Board – Alderman Epperson

Public Works Committee – Alderman Friedmann

Documents:

[REPORTS JANUARY POLICE STATISTICS REPORT.PDF](#)  
[REPORTS PW ENGINEER REPORT \(002\).PDF](#)  
[REPORTS PARKS FEB 2022.PDF](#)

## 11. NEW BUSINESS

### 11.I. BILL NO. 29

An Ordinance of the City of Sunset Hills, Missouri providing for the rezoning of 10.41 acres, more or less, from R-1 Single Family Residential to R-2 Single Family Residential located at 13270 Maple Drive, Sunset Hills, Missouri, owned by ABM Holdings, LLC and matters related thereto, as per application p-21-21

FIRST READING

Documents:

[BILL NO 29 WHALEN HOMES 1\) P-21-21 COVER PAGE 5.PDF](#)  
[BILL NO 29 WHALEN CUSTOM HOMES R-1 TO R-2 \(P-21-21\) 13270 MAPLE DRIVE 2022.PDF](#)  
[BILL NO 29 WHALEN HOMES 2\) P-21-21 APPLICATION.PDF](#)  
[BILL NO 29 WHALEN HOMES 3\) P-21-21 UPDATED STAFF REPORT FEB \(2\).PDF](#)  
[BILL NO 29 WHALEN HOMES 4\) P-21-21 THRU P-23-21 PUBLIC HEARINGS.PDF](#)

### 11.II. BILL NO. 30

An Ordinance of the City of Sunset Hills, Missouri providing for the rezoning of 10.41 acres, more or less, from R-2 Single Family Residential to PD-R Planned Development- Residential located at 13270 Maple Drive, Sunset Hills, Missouri, owned by ABM Holdings, LLC and matters related thereto, as per application p-22-21

FIRST READING

Documents:

[BILL NO 30 WHALEN HOMES 1\) P-22-21 COVER PAGE \(5\).PDF](#)  
[BILL NO 30 WHALEN CUSTOM HOMES ORDINANCE FOR REZONING R-2 TO PD-R \(P-22-21\) 13270 MAPLE DRIVE 2022.PDF](#)  
[BILL NO 30 WHALEN HOMES 2\) P-22-21 APPLICATION.PDF](#)  
[BILL NO 30 WHALEN HOMES 3\) P-22-21 UPDATED STAFF REPORT \(2\).PDF](#)  
[BILL NO 30 WHALEN HOMES 4\) P-21-21 THRU P-23-21 LAND USE PLAN.PDF](#)

BILL NO 30 WHALEN HOMES 5) P-21-21 THRU P-22-21 LEGAL DESCRIPTION.PDF  
BILL NO 30 WHALEN HOMES 6) P-21-21 THRU P-23-21 PUBLIC HEARINGS.PDF  
BILL NO 30 AND 31 TAPAWINGO\_TREE LIMITS.PDF

11.III. BILL NO. 31

An Ordinance of the City of Sunset Hills, Missouri providing for the approval of a Preliminary Development Plan for 10.41 acres, more or less, located at 13270 Maple Drive, Sunset Hills, Missouri, owned by ABM Holdings, LLC and matters related thereto, as per application p-23-21

FIRST READING

Documents:

BILL NO 31 WHALEN HOMES 1) P-23-21 COVER PAGE (4).PDF  
BILL NO 31 WHALEN HOMES PRELIMINARY DEV. PLAN 13270 MAPLE DRIVE (P-23-21) 2022.PDF  
BILL NO 31 WHALEN HOMES 2) P-23-21 APPLICATION.PDF  
BILL NO 31 WHALEN HOMES 3) P-23-21 UPDATED STAFF REPORT (3).PDF  
BILL NO 31 WHALEN HOMES 4) ) P-23-21 PRELIMINARY DEVELOPMENT PLAN.PDF  
BILL NO 31 WHALEN HOMES 4B) P-23-21 PRELIMINARY DEVELOPMENT PLAN (REVISED).PDF  
BILL NO 31 WHALEN HOMES 5) P-23-21 PETITIONER INFO.PDF  
BILL NO 31 WHALEN HOMES 6) P-23-21 ELEVATIONS.PDF  
BILL NO 31 WHALEN HOMES 7) P-21-21 THRU P-23-21 PUBLIC HEARINGS.PDF  
BILL NO 31 WHALEN HOMES LETTERS AND EMAILS OF OPPOSITION.PDF

11.IV. BILL NO. 37

An Ordinance of the City of Sunset Hills, Missouri, providing for the Minor Subdivision of property owned by George and Diane Winter consisting of 6.0 acres, more or less, located at 10332 Winter Estates Drive, Sunset Hills, Missouri, into two residential lots and matters related thereto, as per application P-01-22

FIRST READING

Documents:

BILL NO 37 SUBDIVISION PETITION 1) P-01-22 COVER PAGE.PDF  
BILL NO 37 ORDINANCE FOR MINOR SUBDIVISION - 10332 WINTER ESTATES DRIVE - GEORGE DIANNE WINTER (P-01-22) (02114275X7A478).PDF  
BILL NO 37 SUBDIVISION PETITION 1A) P-01-22 APPLICATION.PDF  
BILL NO 37 SUBDIVISION PETITION 2) P-01-22 UPDATED STAFF REPORT (2).PDF  
BILL NO 37 SUBDIVISION PETITION 3) P-01-22 MINOR SUBDIVISION.PDF  
BILL NO 37 SUBDIVISION PETITION 4) P-01-22 PUBLIC HEARING.PDF

11.V. BILL NO. 38

An Ordinance of the City of Sunset Hills, Missouri, providing for the approval

of an Amended Development Plan for a parcel of property, containing 1.12 acres, more or less, located at 10765 Sunset Hills Plaza, Sunset Hills, Missouri, owned by Sunset Hills Owner LLC and matters related thereto, as per application P-02-22

FIRST READING

\*Petitioner has requested a second reading

Documents:

[BILL NO 38 LIONS CHOICE AMENDED DEVELOPMENT PLAN 1\) P-02-22 COVER PAGE.PDF](#)  
[BILL NO 38 ORDINANCE FOR APPROVAL OF AMENDED DEVELOPMENT PLAN - 10765 SUNSET HILLS PLAZA - LC RESTAURANT LLC \(P-02-22\) \(02114295X7A478\).PDF](#)  
[BILL NO 38 LIONS CHOICE AMENDED DEVELOPMENT PLAN 2\) P-02-22 APPLICATION.PDF](#)  
[BILL NO 38 LIONS CHOICE AMENDED DEVELOPMENT PLAN 3\) P-02-22 STAFF REPORT \(REVISED\).PDF](#)  
[BILL NO 38 LIONS CHOICE AMENDED DEVELOPMENT PLAN 4\) P-02-22 PETITIONER INFO.PDF](#)  
[BILL NO 38 LIONS CHOICE AMENDED DEVELOPMENT PLAN 5\) P-02-22 PUBLIC HEARING.PDF](#)  
[BILL NO 38 LIONS CHOICE AMENDED DEVELOPMENT PLAN 6\) P-02-22 SECOND READING REQUEST.PDF](#)

11.VI. BILL NO. 39

An Ordinance of the City of Sunset Hills, Missouri, providing for the approval of an Amended Development Plan for a parcel of property containing 8.51 acres, more or less, located at 3600 South Lindbergh Boulevard, Sunset Hills, Missouri, owned by Sunset Hills Owner LLC and matters related thereto, as per application P-03-22

FIRST READING

Documents:

[BILL NO 39 BASS PRO 1\) P-03-22 COVER PAGE.PDF](#)  
[BILL NO 39 BASS PRO ORDINANCE AMENDED DEVELOPMENT PLAN 3600 SOUTH LINDBERGH BLVD SUNSET HILLS OWNER LLC \(P-03-22\).PDF](#)  
[BILL NO 39 BASS PRO 2\) P-03-22 APPLICATION.PDF](#)  
[BILL NO 39 BASS PRO 3\) P-03-22 STAFF REPORT \(REVISED 2\).PDF](#)  
[BILL NO 39 BASS PRO 4\) P-03-22 SITE PLAN.PDF](#)  
[BILL NO 39 BASS PRO 5\) P-03-22 REVISED ENTRANCE.PDF](#)  
[BILL NO 39 BASS PRO 6\) P-03-22 LANDSCAPE PLAN.PDF](#)  
[BILL NO 39 BASS PRO 7\) P-03-22 PHOTOMETRIC PLAN \(CURRENT\).PDF](#)  
[BILL NO 39 BASS PRO 8\) P-03-22 TRAFFIC STUDY.PDF](#)  
[BILL NO 39 BASS PRO 9\) P-03-22 MODOT RESPONSE.PDF](#)  
[BILL NO 39 BASS PRO 10\) P-03-22 CID.PDF](#)  
[BILL NO 39 BASS PRO 11\) P-03-22 ELEVATIONS.PDF](#)  
[BILL NO 39 BASS PRO 12\) P-03-22 PUBLIC HEARING.PDF](#)  
[BILL NO 39 BASS PRO P-03-22 MODOT CONCEPT PLAN.PDF](#)  
[BILL NO 39 BASS PRO P-03-22 MODOT CONCEPT PLAN AERIAL.PDF](#)

11.VII. BILL NO. 40

An Ordinance amending Section 17-17 of Chapter 17 of the Code of Ordinances of the City of Sunset Hills with respect to tampering with motor vehicles

FIRST READING

Documents:

[BILL NO 40 COVER PAGE - DOOR HANDLE ORDINANCE.PDF](#)  
[BILL NO 40 ORDINANCE TO AMEND SEC. 17-17 REGARDING TAMPERING WITH MOTOR VEHICLES \(01-03-2022\) \(1\).PDF](#)  
[BILL NO 40 TAMPERING ORDINANCE MEMO.PDF](#)  
[BILL NO 40 TAMPERING ORDINANCE ATTORNEY MEMO.PDF](#)

11.VIII. BILL NO. 41

An Ordinance electing to participate in the Show Me Green Sales Tax Holiday

FIRST READING

\*Staff has requested a Second Reading

Documents:

[BILL NO 41 COVER PAGE SHOW ME GREEN SALES TAX HOLIDAY 2022.PDF](#)  
[BILL NO 41 SHOW ME GREEN SALES TAX HOLIDAY 2022.PDF](#)

11.IX. RESOLUTION NO. 601

A Resolution approving a contract with Axon Enterprise, Inc. and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 601 COVER PAGE TASER PURCHASE.PDF](#)  
[RESOLUTION NO 601 TASER-AXON.PDF](#)  
[RESOLUTION NO 601 TASER 7 5-YR PLAN \(2\).PDF](#)  
[RESOLUTION NO 601 TASER 7 AGREEMENT PLUS PSO 4.PDF](#)

11.X. RESOLUTION NO. 602

A Resolution approving an agreement of St. Louis County, Missouri, to approve City of Sunset Hills Police Department, Missouri and City of Crestwood Police Department, Missouri submitting an application to the Missouri 911 Service Board's 911 Financial Assistance program and entry into a project agreement

Documents:

[RESOLUTION NO 602 CONSOLIDATION GRANT AGENDA ITEMS COVER](#)

PAGE (002).PDF  
RESOLUTION NO 602 CONSOLIDATION GRANT.PDF  
RESOLUTION NO 602 CONSOLIDATION GRANT MISSOURI 911 PROJECT  
APPLICATION.PDF  
RESOLUTION NO 602 CONSOLIDATION GRANT MISSOURI 911 PROJECT  
AGREEMENT.PDF  
RESOLUTION NO 602 ST. LOUIS COUNTY AGREEMENT.PDF

11.XI. RESOLUTION NO. 603

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

Documents:

RESOLUTION NO 603 COVER PAGE - ELECTRIC FOR PLATFORM AT  
ATHLETIC COMPLEX.PDF  
RESOLUTION NO 603 ELECTRIC PANEL.PDF  
RESOLUTION NO 603 MEMO ELECTRICAL PLATFORM 2022.PDF  
RESOLUTION NO 603 PROPOSAL FROM BATES ELECTRIC - TOWER.PDF

11.XII. RESOLUTION NO. 604

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

Documents:

RESOLUTION NO 604 COVER PAGE - DINGO.PDF  
RESOLUTION NO 604 DITCH WITCH.PDF  
RESOLUTION NO 604 PROPOSAL FOR DINGO.PDF

11.XIII. RESOLUTION NO. 606

A Resolution declaring surplus property and authorizing the sale of such property

Documents:

RESOLUTION NO 606 COVER PAGE 2022 PW SURPLUS SNOW PLOW  
AND SHELF.PDF  
RESOLUTION NO 606 SURPLUS EQUIPMENT - PW.PDF

11.XIV. RESOLUTION NO. 607

A Resolution approving a contract with Bates Electric Inc. and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

RESOLUTION NO 607 COVER PAGE 2022 PW GENERATOR (3).PDF



[RESOLUTION NO 607 - GENERATOR CONTRACT.PDF](#)  
[RESOLUTION NO 607 BATES ELECTRIC GENERATOR BID 2022.PDF](#)  
[RESOLUTION NO 607 SCHEFFER ELECTRIC GENERATOR.PDF](#)

11.XV. RESOLUTION NO. 608

A Resolution approving a contract with Pat Kelly Equipment Co., Inc. and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 608 COVER PAGE 2022 PW AIR COMPRESSOR.PDF](#)  
[RESOLUTION NO 608 - AIR COMPRESOR CONTRACT.PDF](#)  
[RESOLUTION NO 608 PUBLIC WORKS - AIR COMPRESSOR BIDS.PDF](#)

12. APPOINTMENTS

None

13. GENERAL DISCUSSION

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

Documents:

[CLOSED AGENDA MEETING FEBRUARY 8, 2022.PDF](#)

15. ADJOURNMENT