

**CITY OF SUNSET HILLS  
BOARD OF ALDERMEN  
A G E N D A  
MARCH 9, 2021  
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/88057493552?  
pwd=N1NDeTZGbjkrU28zRIJsWDBscTB6UT09](https://us02web.zoom.us/j/88057493552?pwd=N1NDeTZGbjkrU28zRIJsWDBscTB6UT09)**

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

**Meeting ID: 880 5749 3552**

**Password: 571716**

**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 4pm on Tuesday, March 9, 2021. 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 MINUTES  
Approval of the minutes of the February 9, 2021 regular and closed session meetings

Documents:

[BOA MINUTES FEBRUARY 9 2021 REVISED DRAFT.PDF](#)

#### 4. PROCLAMATIONS

- a) Proclaim March 2021, Developmental Disabilities Awareness Month

Documents:

[PROCLAMATION DEVELOPMENTAL DISABILITIES AWARENESS MONTH LAFAYETTE INDUSTRIES.PDF](#)

#### 5. CONSENT AGENDA

- a) Bills to be approved
- b) Request for Special Event Permit by Home Depot for annual outdoor storage of trees and bushes
- c) Request for Special Event Permit by Memories Car Club for their annual car cruises the first Friday of each month, April through October at Faith Church 13001 Gravois Road

Documents:

[EXPENSE APPROVAL REPORT.PDF](#)  
[CONSENT AGENDA HOME DEPOT OUTDOOR STORAGE REQUEST.PDF](#)  
[CONSENT AGENDA MEMORIES CAR CRUISE.PDF](#)

#### 6. PUBLIC HEARINGS

Public Hearing: The Board will consider a petition for an Amended Development Plan, submitted by Friendship Village, for an elevator addition to an existing corridor at 12777 Village Circle Drive.

Public Hearing: The Board will consider a petition for an Amended Conditional Use Permit, submitted by Special School District of St. Louis County, for improvements to South County Technical School at 12721 West Watson Road.

Public Hearing: The Board will consider the approval of a petition to establish the Shoppes at Sunset Hills Community Improvement District and authorize powers granted to community improvement districts under the Act.

Documents:

[PUBLIC HEARING FRIENDSHIP VILLAGE AMEND DEV PLAN.PDF](#)  
[PUBLIC HEARING SOUTH COUNTY TECH.PDF](#)  
[PUBLIC HEARING NOTICE CID SHOPPES AT SUNSET HILLS.PDF](#)

#### 7. PUBLIC COMMENT

#### 8. OLD BUSINESS

#### 9. CITY OFFICIAL AND COMMITTEE REPORTS

- City Clerk/City Administrator, Brittany Gillett
- Director of Finance, Susanna Messmer
- Chief of Police, Stephen Dodge
- City Attorney, Robert E. Jones
- City Engineer, Bryson Baker
- Director of Parks & Recreation, Gerald Brown

Committee Reports

- a) Finance Committee -Alderman Colombo
- b) Economic Development Committee – Alderman Price

- c) Parks & Recreation Commission – Alderman Bersche
- d) Police Advisory Board – Alderman Bersche
- e) Public Works Committee- Alderman Lipe

Documents:

[REPORTS EXPENDITURES REPORT PRELIM - DEC 31 2020.PDF](#)  
[REPORTS COLLECTORS REPORT PRELIM - DEC 31 2020.PDF](#)  
[REPORTS BALANCE SHEET PRELIM - DEC 31 2020.PDF](#)  
[REPORTS FEBRUARY POLICE MONTHLY STATISTICS.PDF](#)  
[REPORTS PW ENGINEER REPORT.PDF](#)  
[REPORTS PARKS MARCH 2021.PDF](#)  
[REPORTS COURT FEB 2021.PDF](#)

## 10. NEW BUSINESS

### 10.I. BILL NO. 24

An Ordinance providing for the approval of a Subdivision Plat for a Lot Split of the property at 9475 Golfhurst Lane as provided in Appendix A, Section 4 of the Code of Ordinances of the City of Sunset Hills, Missouri  
FIRST READING

Documents:

[BILL NO 24 COVER PAGE GOLFINHURST LOT SPLIT P-01-21 \(2\).PDF](#)  
[BILL NO 24 9475 GOLFINHURST LOT SPLIT 4.16.19.PDF](#)  
[BILL NO 24 LOT SPLIT GOLFINHURST 1\) P-01-21 APPLICATION.PDF](#)  
[BILL NO 24 LOT SPLIT GOLFINHURST 2\) P-01-21 UPDATED STAFF REPORT.PDF](#)  
[BILL NO 24 LOT SPLIT GOLFINHURST 3\) P-01-21 LOT SPLIT PLAT.PDF](#)  
[BILL NO 24 LOT SPLIT GOLFINHURST 4\) P-01-21 PUBLIC HEARING.PDF](#)  
[BILL NO 24 MISSOURI AMERICAN WATER COMPANY LETTER OF INTENT.PDF](#)  
[BILL NO 24 GOLFINHURST LOT SPLIT DR. DUGAN LETTER OF INTENT.PDF](#)

### 10.II. BILL NO. 28

An Ordinance approving an Amended Development Plan for Friendship Village of South County

Documents:

[BILL NO 28 FRIENDSHIP VILLAGE 1\) P-03-21 COVER PAGE \(003\).PDF](#)  
[BILL NO 28 FRIENDSHIP VILLAGE AM DEV PLAN 3.2.21.PDF](#)  
[BILL NO 28 FRIENDSHIP VILLAGE 2\) P-03-21 APPLICATION.PDF](#)  
[BILL NO 28 FRIENDSHIP VILLAGE 3\) P-03-21 STAFF REPORT \(UPDATED\).PDF](#)  
[BILL NO 28 FRIENDSHIP VILLAGE 4\) P-03-21 AMENDED DEVELOPMENT PLAN.PDF](#)  
[BILL NO 28 FRIENDSHIP VILLAGE 5\) P-03-21 PUBLIC HEARING.PDF](#)

### 10.III. BILL NO. 29

An Ordinance granting an Amended Conditional Use Permit to Special School District of St. Louis County for improvements to South County Technical School at 12721 West Watson Road  
FIRST READING

Documents:

[BILL NO 29 SOUTH COUNTY TECH 1\) P-04-21 COVER PAGE.PDF](#)  
[BILL NO 29 TECHNICAL SCHOOL AMENDED CUP 3.4.21.PDF](#)  
[BILL NO 29 SOUTH COUNTY TECH 2\) P-04-21 APPLICATION.PDF](#)  
[BILL NO 29 SOUTH COUNTY TECH 3\) P-04-21 UPDATED STAFF REPORT.PDF](#)  
[BILL NO 29 SOUTH COUNTY TECH 4\) P-04-21 DEVELOPMENT PLANS.PDF](#)  
[BILL NO 29 SOUTH COUNTY TECH 5\) P-04-21 BUILDING ELEVATIONS.PDF](#)  
[BILL NO 29 SOUTH COUNTY TECH 6\) P-04-21 PUBLIC HEARING.PDF](#)

10.IV. BILL NO. 30

An Ordinance electing to participate in the Show Me Green Sales Tax Holiday  
FIRST READING  
\*Staff has requested a Second Reading

Documents:

[BILL NO 30 COVER PAGE SHOW ME GREEN.PDF](#)  
[BILL NO 30 SHOW ME GREEN SALES TAX HOLIDAY 2021.PDF](#)

10.V. BILL NO. 31

An Ordinance revising and clarifying the definitions of unlawful signs in Appendix D of the Code of Ordinances of the City of Sunset Hills  
FIRST READING  
\* Staff has requested a Second Reading

Documents:

[BILL NO 31 POLE SIGN COVER PAGE.PDF](#)  
[BILL NO 31 LEGAL SIGN ORD 2.2.21.PDF](#)

10.VI. BILL NO. 32

An Ordinance approving a petition to establish a Community Improvement District; Establishing the Shoppes at Sunset Hills Community Improvement District as a political subdivision of the State of Missouri; Declaring that the Real property within the district is a blighted area under the Community Improvement District Act; Appointing an initial Board of Directors for the District; Directing the City Clerk to notify the Missouri Department of Economic Development of the creation of the District; and approving a District Project Agreement in connection therewith  
FIRST READING

Documents:

[BILL NO 32 COVER PAGE CID SHOPPES AT SUNSET HILLS.PDF](#)  
[BILL NO 32 ORDINANCE APPROVING CID PETITION.PDF](#)  
[BILL NO 32 AMENDED PETITION FOR CID - SHOPPES AT SUNSET HILLS.PDF](#)  
[BILL NO 32 CID SHOPPES AT SUNSET HILLS DISTRICT PROJECT AGREEMENT.PDF](#)

10.VII. RESOLUTION NO. 554

A Resolution declaring surplus property and authorizing the sale of such property on GOV.DEALS website

Documents:

[RESOLUTION NO 554 COVER PAGE - SURPLUS EQUIPMENT - POOL.PDF](#)  
[RESOLUTION NO 554 SURPLUS POOL EQUIP 2021.PDF](#)

10.VIII. RESOLUTION NO. 555

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

Documents:

[RESOLUTION NO 555 COVER PAGE - PAINTING OF THE COMPETITION POOL.PDF](#)  
[RESOLUTION NO 555 PAINTING 2021 MEMO.PDF](#)  
[RESOLUTION NO 555 COMPETITION POOL PAINTING B.PDF](#)  
[RESOLUTION NO 555 COMPETITION POOL PAINTING BID.PDF](#)

10.IX. RESOLUTION NO. 556

A Resolution approving a contract with Custom Property Solutions, LLC and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 556 COVER PAGE - SHELTER AT STIEREN.PDF](#)  
[RESOLUTION NO 556 STIEREN SHELTER MEMO 2021.PDF](#)  
[RESOLUTION NO 556 STIEREN SHELTER.PDF](#)  
[RESOLUTION NO 556 BID STIEREN SHELTER.PDF](#)

10.X. RESOLUTION NO. 557

A Resolution approving an agreement with the Municipal Parks Grant Commission for the engineering and construction of the I-44 pedestrian bridge project

Documents:

[RESOLUTION NO 557 COVER PAGE - I-44 MODOT PEDESTRIAN BRIDGE PROJECT.PDF](#)  
[RESOLUTION NO 557 MEMO MODOT PEDESTRIAN BRIDGE 2021.PDF](#)  
[RESOLUTION NO 557 I-44 MODOT PEDESTRIAN BRIDGE.PDF](#)  
[RESOLUTION NO 557 I-44 MODOT PEDESTRIAN BRIDGE MUNICIPAL GRANT AGREEMENT.PDF](#)

10.XI. RESOLUTION NO. 558

A Resolution approving an amendment of the 2020 City of Sunset Hills budget

Documents:

[RESOLUTION NO 558 AGENDA ITEMS COVER PAGE - MAR 9 2021 BUDGET ADJUSTMENTS.PDF](#)  
[RESOLUTION NO 558 BUDGET AMENDMENTS FY 2020.PDF](#)  
[RESOLUTION NO 558 2020 BUDGET ADJUSTMENT\\_MAR 9 2021 BOA MEETING.PDF](#)

11. APPOINTMENTS

None

12. GENERAL DISCUSSION

13. REQUEST TO MEET IN CLOSED SESSION PURSUANT TO 610.21.(1), (2), (3), AND (12) RSMo TO DISCUSS LEGAL, REAL ESTATE, PERSONNEL AND CONTRACT MATTERS

Documents:

14. ADJOURNMENT