

**CITY OF SUNSET HILLS
BOARD OF ALDERMEN
MEETING AGENDA**

**June 14, 2022
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**

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

<https://us02web.zoom.us/j/81786215647?pwd=anhhem96dUxuTmszK0I4T0VJTjMyZz09>

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

**Meeting ID: 817 8621 5647
Password: 581212**

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 14, 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 May 10, 2022 regular and closed session meetings.

Documents:

[MINUTES BOA MAY 10 2022 DRAFT.PDF](#)

5. EMPLOYEE SERVICE AWARDS

- a) Lieutenant Greg Zveitel- 45 years of service.
- b) Alderman Stewart plaque presentation.

6. CONSENT AGENDA

- a) Bills to be approved.

- b) Annual renewal of existing liquor license for July 1, 2022 through June 30, 2023.

- c) Request for special event Fall Festival temporary liquor license September 23-24, 2022 at 11810 Eddie and Park Road.

- d) Request by Prestige Pools to hold a tent sale June 17 through June 26, 2022 at 10416 Watson Road

Documents:

[CONSENT AGENDA LIQUOR LICENSES TO BE APPROVED FOR 2022-2023 LICENSE YEAR.PDF](#)
[CONSENT AGENDA ST JUSTIN-FALL FESTIVAL SPECIAL EVENT.PDF](#)
[CONSENT AGENDA ST JUSTIN-FALL FESTIVAL TEMP LIQUOR LICENSE.PDF](#)
[CONSENT AGENDA PRESTIGE POOLS SPECIAL EVENT TENT SALE.PDF](#)

7. PUBLIC HEARINGS

8. PUBLIC COMMENT

9. OLD BUSINESS

9.I. BILL NO. 2

An Ordinance approving variances to the requirements for the Improvement Plans stated within Appendix A- Subdivision Regulations of the Code of Ordinances for Sunset Reserve Subdivision owned by Westview Investment LLC, as per application P-06-22

SECOND READING

Documents:

[BILL NO 2 AJ BORZILLO FOR WESTVIEW 1\) P-06-22 \(VARIANCES\) COVER PAGE \(006\).PDF](#)
[BILL NO 2 APPROVAL OF VARIANCES TO IMPROV PLANS - SUNSET RESERVE SUBDIVISION P-06-22 \(04-18-2022\).PDF](#)
[BILL NO 2 AJ BORZILLO FOR WESTVIEW 2\) P-06-22 APPLICATION \(003\).PDF](#)
[BILL NO 2 AJ BORZILLO FOR WESTVIEW 3\) P-06-22 STAFF REPORT \(UPDATED 002\).PDF](#)
[BILL NO 2 AJ BORZILLO FOR WESTVIEW 4\) P-06-22 VARIANCE LETTER \(002\).PDF](#)
[BILL NO 2 AJ BORZILLO FOR WESTVIEW 5\) P-06-22 - P-07-22 PUBLIC HEARINGS.PDF](#)
[BILL NO 2 AJ BORZILLO FOR WESTVIEW 6\) P-06-22 IMPROVEMENT](#)

9.II. BILL NO. 3

An Ordinance granting approval of the Record Plat for Sunset Reserve Plat One owned by Westview Investments LLC as per application P-07-22
SECOND READING

Documents:

[BILL NO 3 WESTVIEW INV LLC RECORD PLAT 1\) P-07-22 COVER PAGE \(004\).PDF](#)
[BILL NO 3 AMENDED ORDINANCE FOR APPROVAL OF RECORD PLAT - SUNSET RESERVE PLAT ONE P-07-22 \(REV - 05-02-2022\).PDF](#)
[BILL NO 3 WESTVIEW INV LLC RECORD PLAT 2\) P-07-22 APPLICATION \(002\).PDF](#)
[BILL NO 3 WESTVIEW INV LLC RECORD PLAT 3\) P-07-22 STAFF REPORT \(UPDATED\).PDF](#)
[BILL NO 3 WESTVIEW INV LLC RECORD PLAT 4\) P-07-22 RECORD PLAT.PDF](#)
[BILL NO 3 WESTVIEW INV LLC RECORD PLAT 5\) P-06-22 - P-07-22 PUBLIC HEARINGS.PDF](#)

9.III. BILL NO. 9

An Ordinance adopting a new Section 15-26 of Chapter 15 of the Code of Ordinances of the city of Sunset Hills with respect to Short-Term Rentals
SECOND READING

Documents:

[BILL NO 9 COVER PAGE - SHORT TERM RENTALS 060922.PDF](#)
[BILL NO 9 ORDINANCE TO ADOPT SEC. 15-26 - SHORT-TERM RENTALS \(02166107X7A478\).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, James C. Hetlage

City Engineer, Bryson Baker

Director of Parks & Recreation, Gerald Brown

Committee Reports

Finance Committee – Alderman Stewart

Economic Development Committee –

Parks & Recreation Commission – Alderman Wong

Police Advisory Board – Alderman Epperson

Public Works Committee – Alderman Friedmann

Documents:

[COMMITTEE OFFICIAL REPORTS STATEMENT OF REVENUE AND EXPENDITURES BY FUND_JAN-MAY 2022.PDF](#)
[COMMITTEE OFFICIAL REPORTS REVENUE_JAN-MAY 2022.PDF](#)
[COMMITTEE OFFICIAL REPORTS EXPENDITURES BY DEPT_JAN-MAY 2022.PDF](#)
[COMMITTEE OFFICIAL EXPENDITURES BY TYPE_JAN-MAY 2022.PDF](#)
[COMMITTEE OFFICIAL REPORT EXPENDITURES BY VENDOR WITH DESC_JAN-MAY 2022.PDF](#)
[REPORTS PD MAY MONTHLY STATISTICS.PDF](#)
[REPORTS PW ENGINEER REPORT \(002\).PDF](#)
[REPORTS PARKS JUNE 2022.PDF](#)
[REPORTS COURT - MAY 2022.PDF](#)

11. NEW BUSINESS

11.I. BILL NO. 11

An Ordinance of the City of Sunset Hills, Missouri, providing for the approval of an agreement for the installation and maintenance of license plate reader equipment- Roles and Responsibilities with the Missouri Highways and Transportation Commission associated with the placement of a license plate reader on MODOT right of way, and matters related thereto
FIRST READING

Documents:

[BILL NO 11 COVER PAGE MODOT AGREEMENT -FLOCK\(1\) \(002\).PDF](#)
[BILL NO 11 INTERGOVERNMENTAL RIGHTS AND RESPONSIBILITIES AGREEMENT LICENSE PLATE READER.PDF](#)
[BILL NO 11 ROLES AND RESPONSIBILITIES.PDF](#)

11.II. BILL NO. 12

An Ordinance accepting Alberts Laumeier Court for public maintenance and authorizing execution of a deposit agreement guaranteeing the condition of the street for a period of two years as provided for in the Code of Ordinances of the City of Sunset Hills
FIRST READING

Documents:

[BILL NO 12 ALBERTS LAUMEIER STREET ACCEPTANCE - AGENDA COVER PAGE.PDF](#)
[BILL NO 12 ALBERTS LAUMEIER AUTHORIZING ACCEPTANCE OF STREET AND EXECUTION OF DEPOSIT AGREEMENT.PDF](#)

BILL NO 12 1) ALBERTS LAUMEIER ESCROW RELEASE MEMO.PDF
BILL NO 12 2) CITY INSPECTION INFO.PDF
BILL NO 12 3) WIND INSPECTION.PDF
BILL NO 12 4) AMEREN.PDF
BILL NO 12 5) MSD.PDF
BILL NO 12 6) MOAMWATER.PDF
BILL NO 12 7) SPIRE.PDF
BILL NO 12 ALBERTS LAUMEIER - RECORD PLAT 1.PDF
BILL NO 12 ALBERTS LAUMEIER - RECORD PLAT 2.PDF
BILL NO 12 ALBERTS LAUMEIER RECORD PLAT APPROVAL - ORDINANCE.PDF
BILL NO 12 ALLBERTS
LAUMEIERLETTER_OF_CREDIT_DEPOSIT_AGREEMENT_GUARANTEEING_STREET
REPAIRS - LAUMEIER.PDF
BILL NO 12 LETTER OF CREDIT DEPOSIT AGREEMENT GUARANTEEING
STREET REPAIRS - LAUMEIER - DEVELOPER EXECUTED.PDF
BILL NO 12 ESCROW PAYMENT GUARANTEEING STREET REPAIRS -
LAUMEIER_REDACTED.PDF

11.III. BILL NO. 13

An Ordinance amending Chapters 2 and 19 of the Code of Ordinances relating to appointments to and filling vacancies of the Police Advisory Board, Business Development Committee, Finance Committee, Claire Gempp Davidson Memorial Conservation Area Commission, Swim and Dive Advisory Committee, Public Works Committee, Parks and Recreation Commission, and Board of Adjustment, and amendments to Chapter 2 regarding general appointment procedure
FIRST READING

Documents:

BILL NO 13 COVER PAGE - NOMINATION PROCEDURE.PDF
BILL NO 13 AMENDING CHAPTERS OF CODE RE APPOINTMENT TO BOARDS
AND COMMISSIONS -060922 - CLEAN.PDF
BILL NO 13 EDITED VERSION ORD - AMENDING CHAPTERS OF CODE RE
APPOINTMENT TO BOARDS AND COMMISSIONS -060922.PDF
BILL NO 13 BOARDS AND COMMISSIONS INFORMATION.PDF

11.IV. RESOLUTION NO. 625

A Resolution of the City of Sunset Hills, Authorizing the Mayor to Enter into an Improvement Escrow Agreement with Westview Investment, LLC Guaranteeing Site Plan Improvements for the Sunset Reserve Subdivision and Matters Relating

Documents:

RESOLUTION NO 625 COVER PAGE (2).PDF
RESOLUTION NO 625 IMPROVEMENT ESCROW AGREEMENT.PDF
RESOLUTION NO 625 ESCROW AGREEMENT.PDF
RESOLUTION NO 625 DEVELOPMENT COSTS.PDF

11.V. RESOLUTION NO. 626

A Resolution approving a maintenance agreement for Storm Water Management Facilities and authorizing the Mayor and City Administrator to

execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 626 COVER PAGE - MSD AGREEMENT.PDF](#)
[RESOLUTION NO 626 MSD AGREEMENT.PDF](#)
[RESOLUTION NO 626 AGREEMENT 21MAINT-00085_MA.PDF](#)

11.VI. RESOLUTION NO. 627

A Resolution approving a Budget Amendment for the construction of a paved shoulder on Robyn Road and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 627 COVER PAGE- 2022 ROBYN ROAD PAVED SHOULDER.PDF](#)
[RESOLUTION NO 627 - ROBYN ROAD PAVED SHOULDER.PDF](#)
[RESOLUTION NO 627 ROBYN ROAD - PAVED SHOULDER AERIEL.PDF](#)

11.VII. RESOLUTION NO 628

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

Documents:

[RESOLUTION NO 628 COVER PAGE SURPLUS PROPERTY 2006 AIR COMPRESSOR.PDF](#)
[RESOLUTION NO 628 SURPLUS EQUIPMENT - PW.PDF](#)

11.VIII. RESOLUTION NO. 629

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/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 629 COVER PAGE - ROAD AND BRIDGE \(003\).PDF](#)
[RESOLUTION NO 629 - ROAD AND BRIDGE TAX REVENUE AFFIDAVIT.PDF](#)
[RESOLUTION NO 629 - ROAD AND BRIDGE TAX REV AFFIDAVIT.PDF](#)

11.IX. RESOLUTION NO. 630

A Resolution accepting the revised lease terms for a certain Ground Lease with Cingular Wireless for a Lease Amendment to be drafted and considered by the Board of Aldermen

Documents:

RESOLUTION NO 630 COVER PAGE - ATT GROUND LEASE.PDF
RESOLUTION NO 630 AUTHORIZING ACCEPTANCE OF REVISED LEASE
TERMS.PDF
RESOLUTION NO 630 841738 ATT GEN TL MO060399 (5-27-22).PDF
RESOLUTION NO 630 CELL TOWER AMENDMENT.PDF
RESOLUTION NO 630 ORIGINAL GROUND LEASE COPY-04262019074038.PDF

12. APPOINTMENTS

13. GENERAL DISCUSSION

- a) Aquatic Facility
- b) Street Network
- c) Board of Adjustment
- d) Non-Permitted Firework Displays

Documents:

DISCUSSION ITEM AQUATIC FACILITY UPDATE - DISCUSSION.PDF
DISCUSSION ITEM COVER PAGE - STREET NETWORK DISCUSSION.PDF
DISCUSSION ITEM COVER PAGE - BOARD OF ADJUSTMENT DISCUSSION.PDF
DISCUSSION ITEM BOARD OF ADJUSTMENT DISCUSSION.PDF
DISCUSSION ITEM BOARD OF ADJUSTMENT COMPARISON.PDF

14. REQUEST TO MEET IN CLOSED SESSION PURSUANT TO 610.21.(1), (2) TO DISCUSS
LEGAL MATTERS AND REAL ESTATE

Documents:

CLOSED AGENDA MEETING JUNE 14, 2022.PDF

15. ADJOURNMENT