

MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF ALDERMEN  
OF THE CITY OF SUNSET HILLS MISSOURI  
HELD ON JANUARY 11, 2022

BE IT REMEMBERED that that the Board of Aldermen of the City of Sunset Hills, Missouri met in regular session via Zoom on Tuesday January 11, 2022. The meeting convened at 6:00 p.m.

The meeting began with the reciting of the Pledge of Allegiance.

**ROLL CALL:**

Patricia Fribis	-Mayor
Ann McMunn	-Alderman Ward I
Joe Stewart	-Alderman Ward I
Casey Wong	-Alderman Ward II
Christine Lieber	-Alderman Ward II
Cathy Friedmann	-Alderman Ward III
Randal Epperson	-Alderman Ward III
Thompson Price	-Alderman Ward IV
Fred Daues	-Alderman Ward IV
Brittany Gillett	-City Administrator
Susanna Messmer	-Finance Director
Bryson Baker	-City Engineer
Gerald Brown	-Director of Parks & Recreation
Stephen Dodge	-Chief of Police
Jim Hetlage	-City Attorney

**APPROVAL OF THE AGENDA:**

Alderman McMunn made a motion to approve the agenda as listed. Alderman Daues seconded the motion and it was unanimously approved.

**APPROVAL OF MINUTES:**

Alderman Epperson made a motion to accept the minutes as read for the December 14, 2021 regular and closed session meetings. Alderman Daues seconded the motion and it was unanimously approved.

**CONSENT AGENDA:**

a. Bills to be approved

Alderman Stewart made a motion to approve the consent agenda. Alderman McMunn seconded the motion and it was unanimously approved.

**PUBLIC HEARING:**

The Board will consider a petition for an Amended Development Plan submitted by Sandin Engineering for improvements to the existing development located at 10893 Sunset Hills Plaza.

Mr. Baker explained the development and that the they had gotten recommendation for approval from P&Z

Alderman McMunn expressed concern over the proposed retaining wall for the patio. Mr. Baker explained the wall was for the patio and to support the berm area so the patio could exist. He explained it was somewhat protected.

Public Hearing: The Board will consider a petition for a Conditional Use Permit submitted by Sandin Engineering for a restaurant with a patio located at 10893 Sunset Hills Plaza.

**PUBLIC COMMENT:**

Mayor Fribis read the public comments submitted.

1. Angie Wiegl of 9717 Crestwick Dr. expressed concern over the site chosen for the proposed water tower.
2. Sandra Jo Ankney 12938 Baalbek Dr.- Ms. Ankney suggested using goats as an alternative to the mowing contract proposed.

**OLD BUSINESS:**

None

**CITY OFFICIAL AND COMMITTEE REPORTS:**

City Clerk/City Administrator, Brittany Gillett stated staff was working through Covid cases, there would be a UDO work session on January 25 at 6 p.m., and City Hall would be closed Monday the 17th for Martin Luther King Jr. Day.

Director of Finance, Susanna Messmer stated the 2022 Budget was posted to the transparency portal as well as loaded into Incode 10, and that reports had been disseminated to Department Heads. Ms. Messmer stated that she, Ms. Gillett and Mr. Trentmann would be meeting with the Investment Advisor on the 19<sup>th</sup> to discuss options for investing cash, and that on the 12<sup>th</sup> they would be meeting with employee benefit consultants JW Terrill to strategize on employee insurance products and efficiency. Ms. Messmer explained they had reached out to the auditors to schedule the 2021 field audit.

Chief of Police, Stephen Dodge stated the St. Louis County Council had passed the Ordinance relative to the 911 Consolidation Grant. He explained once it was signed and sent to the City it would be forwarded to the BOA for review.

City Attorney, Jim Hetlage stated nothing to report.

City Engineer, Bryson Baker stated they were working on the annual MSD permit in regards to storm water, and that the Eddie and Park sidewalk contract and the dump truck chassis were both on the agenda for review. He stated P&Z and the PW Committee had meetings the previous week, and that Board of Adjustment was held on December 30<sup>th</sup>.

Director of Parks & Recreation, Gerald Brown stated he had nothing additional to report other than the items on the agenda.

**COMMITTEE REPORTS:**

Finance Committee -Alderman Stewart stated he would like to thank the Finance Department for their hard work.

Economic Development Committee – Aldermen Price stated there was not a quorum for the meeting held the prior evening but they were able to get updates on existing projects from Mr. Baker. He explained they

received a report on an Economic Development Consultant and would be getting additional information. He stated the Park Plaza Route 66 sign had been funded in full for the restoration, and that the Holiday Inn would be the location for the sign unless the consultant suggested otherwise. He further explained that all donations for the sign were handled through the Historical Society.

Parks & Recreation Commission – Alderman Wong stated the Holiday Lighting contest was very successful, and the Daddy Daughter dance was scheduled for February 5th from 5-7 p.m.

Police Advisory Board – Alderman Epperson stated the next meeting was scheduled for Zoom on the 26<sup>th</sup> and four new vehicles were on the agenda this evening.

Public Works Committee – Alderman Friedmann stated they held a meeting on January 6th and thanked Mr. Baker and staff for their hard work on the roads. She explained they reviewed the proposals for the audio-visual project and that the AV contract and the Eddie and Park contract were both on the agenda for review this evening. She explained the salt dome repairs were still being looked into.

## **NEW BUSINESS:**

**Bill No. 35- An Ordinance of the City of Sunset Hills, Missouri, providing for the approval of an Amended Development Plan for a parcel of property containing 0.68 acres, more or less, located at 10893 Sunset Hills Plaza, Sunset Hills, Missouri, owned by Wagenseil Properties, LLC and matters related thereto, as per application P-25-21**

### **FIRST READING**

**\*Petitioner has requested a second reading**

Alderman Daues read Bill No. 35 for a first reading.

Alderman Price made a motion to suspend the rules and read Bill 35 for a second reading.  
Alderman Stewart seconded the motion.

### **ROLL CALL VOTE:**

**Vote: Passed/Failed (Summary Yes=8)**

Alderman McMunn, Alderman Stewart, Alderman Wong, Alderman Lieber, Alderman Friedmann, Alderman Epperson, Alderman Price, Alderman Daues

Alderman Daues read Bill No. 35 for a second reading.  
Alderman Daues made a motion to approve Bill No. 35.  
Alderman Lieber seconded the motion.

### **ROLL CALL VOTE:**

**Vote: Passed/Failed (Summary Yes=8)**

Alderman McMunn, Alderman Stewart, Alderman Wong, Alderman Lieber, Alderman Friedmann, Alderman Epperson, Alderman Price, Alderman Daues

Mayor Fribis declared Bill No. 35 to become Ordinance # 2230.

**Bill No. 36 – An Ordinance granting a Conditional Use Permit to Tacoma LLC for operation of a restaurant at 10893 Sunset Hills Plaza, Sunset Hills, Missouri, as per application P-26-21**

### **FIRST READING**

**\*Petitioner has requested a second reading**

Alderman Price read Bill No. 36 for a first reading.  
Alderman Price made a motion to suspend the rules and read Bill 36 for a second reading.

There was brief discussion on the procedure for issuing a CUP.

Alderman Epperson seconded the motion.

**ROLL CALL VOTE:**

**Vote: Passed/Failed (Summary Yes=8)**

Alderman McMunn, Alderman Stewart, Alderman Wong, Alderman Lieber, Alderman Friedmann, Alderman Epperson, Alderman Price, Alderman Daues

Alderman Price read Bill No. 36 for a second reading.  
Alderman Price made a motion to approve Bill No. 36.  
Alderman McMunn seconded the motion.

**ROLL CALL VOTE:**

**Vote: Passed/Failed (Summary Yes=8)**

Alderman McMunn, Alderman Stewart, Alderman Wong, Alderman Lieber, Alderman Friedmann, Alderman Epperson, Alderman Price, Alderman Daues

Mayor Fribis declared Bill No. 36 to become Ordinance # 2231.

**Resolution No. 594- A Resolution amending the City of Sunset Hills Personnel Policy Manual**

Alderman Friedmann read Resolution No. 594  
Alderman Daues made a motion to approve Resolution No. 594.  
Alderman Lieber seconded the motion and it was unanimously approved.

**Resolution No. 595- A Resolution approving a contract with Conference Technologies, Inc. and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills**

Alderman Epperson read Resolution No. 595  
Alderman Epperson made a motion to approve Resolution No. 595.  
Alderman Lieber seconded the motion and it was unanimously approved.

**Resolution No. 596- A Resolution approving a contract with Truck Centers, Inc. and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills**

Alderman Lieber read Resolution No. 596  
Alderman Lieber made a motion to approve Resolution No. 596.  
Alderman McMunn seconded the motion and it was unanimously approved.

**Resolution No. 597- A Resolution approving a contract with Sunset Auto Company and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills**

Alderman Wong read Resolution No. 597  
Alderman Wong made a motion to approve Resolution No. 597.  
Alderman McMunn seconded the motion and it was unanimously approved.

**Resolution No. 598- A Resolution approving a contract with Ideal Landscape and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills**

Alderman Stewart read Resolution No. 598

Alderman Daues asked for an explanation on the bid process. Mr. Brown explained they went through the sealed bid process. He stated it was mailed to 19 vendors, they held a workshop, and walked the property with several contractors, however at the time of bid opening only one bid was submitted.

There was brief discussion on the use of goats for maintaining the property. Mr. Brown explained they had discussed the use of goats at the Gempp property for honeysuckle removal on approximately one acre, however the size of the property to be maintained with this contract was close to 50 acres and he did not feel that was a viable solution.

Alderman Stewart made a motion to approve Resolution No. 598.  
Alderman Lieber seconded the motion and it was unanimously approved.

**Resolution No. 599- A Resolution approving a contract with Jim Trenary Motorsports, Inc. and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills**

Alderman McMunn read Resolution No. 599  
Alderman McMunn made a motion to approve Resolution No. 599.  
Alderman Daues seconded the motion and it was unanimously approved.

**Resolution No. 600- A Resolution approving a contract with Oates Associates and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills**

Alderman Daues read Resolution No. 600.  
Alderman McMunn made a motion to approve Resolution No. 600.  
Alderman Epperson seconded the motion and it was unanimously approved.

**APPOINTMENTS:**

Parks & Recreation Commission- Natalie Akins- At large, term to expire 1/11/2025

Alderman Epperson made a motion to approve the appointment. Alderman Price seconded the motion and it was approved 5 aye votes to 3 nay votes.  
Aye: Alderman McMunn, Alderman Stewart, Alderman Wong, Alderman Epperson, Alderman Price  
Nay: Alderman Lieber, Alderman Friedmann, Alderman Daues

**P&Z COMPOSITION DISCUSSION:**

Alderman Daues stated he did not want to change the composition if there was not a problem filling the vacancies.

Alderman Epperson stated he asked Mr. Baker to poll the members of P&Z for their opinion on adding an elected official to the Commission. The general consensus was that they did not want to change the composition. Alderman Epperson stated he would like to withdraw his inquiry into the matter.

## **GENERAL DISCUSSION:**

Alderman Daues inquired about the committee for selecting a permanent City Attorney. Mayor Fribis replied they had received only one application and had extended the deadline for submittals to January 31, 2022. She explained they were expanding the advertising to several additional publications. Alderman Daues asked who was on the committee for reviewing the submittals. Mayor Fribis stated the committee was not yet formed but would be by the end of January.

There was discussion on legislation prohibiting the flipping of car handles by individuals who were not owners of the vehicle. Chief Dodge explained how the ordinance would help the PD crack down on this type of stealing trend. Mayor Fribis stated she directed Attorney Hetlage to draft the legislation for an ordinance making car handle flipping illegal. She explained the ordinance would be reviewed by the Police Advisory Board and then go to the Board of Alderman for final approval.

Alderman Lieber asked if they could direct staff to go to the Municipal League to reach out to attorneys with the information that the City was looking for a permanent City Attorney. Mayor Fribis stated she had directed Ms. Gillett to advertise the opening with the Municipal League.

Alderman Friedmann asked about Committee information on the website and if a list could be distributed to the Board. Ms. Gillett stated the webpage had been re-vamped and a list would be sent out for review.

## **REQUEST TO MEET IN CLOSED SESSION PURSUANT TO 610.21 (1) TO DISCUSS LEGAL MATTERS:**

Alderman McMunn made a motion to go into closed session. Alderman Daues seconded the motion.

### **ROLL CALL VOTE:**

#### **Vote: Passed (Summary Yes= 8)**

Alderman McMunn, Alderman Stewart, Alderman Wong, Alderman Lieber, Alderman Friedmann, Alderman Epperson, Alderman Price, Alderman Daues

The Board went into closed session at 6:52 p.m.

The Board reconvened in open session at 8:54 p.m.

## **ADJOURNMENT:**

Alderman Epperson made a motion to adjourn the meeting. Alderman Stewart seconded the motion and it was unanimously approved.

Meeting adjourned at 8:54 p.m.

Deputy City Clerk  
Lori Stone