MINUTES OF THE BOARD OF ALDERMAN
OF THE CITY OF SUNSET HILLS, MISSOURI
HELD ON TUESDAY, JANUARY 23, 2018
SPECIAL MEETING

BE IT REMEMBERED that the Board of Alderman of the City of Sunset Hills, Missouri met in regular session held in the Robert C. Jones Auditorium at City Hall, 3939 S. Lindbergh Blvd., on Tuesday January 23, 2018. The meeting convened at 6:00 p.m.

The meeting began with those present standing for the reciting of the Pledge of Allegiance.

► ROLL CALL:

<table>
<thead>
<tr>
<th>Name</th>
<th>Position</th>
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<tr>
<td>Patricia Fribis</td>
<td>Mayor</td>
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<tr>
<td>Dee Baebler</td>
<td>Alderman Ward I</td>
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<td>Richard Gau</td>
<td>Alderman Ward I</td>
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<tr>
<td>Steve Bersche</td>
<td>Alderman Ward II</td>
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<td>Thomas Musich</td>
<td>Alderman Ward II</td>
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<td>Kurt Krueger</td>
<td>Alderman Ward III</td>
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<td>Nathan Lipe</td>
<td>Alderman Ward III</td>
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<td>Mark Colombo</td>
<td>Alderman Ward IV</td>
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<td>Thompson Price</td>
<td>Alderman Ward IV</td>
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<td>Eric Sterman</td>
<td>City Administrator</td>
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<tr>
<td>Bryson Baker</td>
<td>City Engineer</td>
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<td>Robert E. Jones</td>
<td>City Attorney</td>
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► Presentation from Houseal Lavigne regarding Zoning Code Update

Mr. John Houseal was present and gave a brief slide show presentation on their work updating the city’s code. He explained that planning comes first and that zoning is used as a tool. He also discussed the standards between commercial property and residential properties.

Mr. Houseal stated that the commercial area codes are not written very well. He stated that some commercial areas are more characterized by smaller commercial properties than bigger commercial properties. He stated that this may cause some applicants not being able to comply with the codes.
Mr. Houseal stated that the design standards and objectives vs guidelines are only suggestive and that regulations are not. He stated so the developers or homeowners will know what they can and cannot do. He also stated that we have some parcels that have split zoning with two different zoning districts and that this needs to be cleaned up.

Mr. Houseal concluded stating that this is a 7 step process and the three areas that will be revamped first are: district standards, design guidelines and development standards. He stated these are the heart and soul of zoning.

Alderman Colombo asked how standards are determined i.e. by districts, heights and/or lot size. Mr. Houseal stated some zoning is universal but commercial is different.

Alderman Musich asked Mr. Houseal how often he meets with Mr. Baker. He replied a lot with phone calls and skype. Alderman Musich asked how long this process will take. Mr. Houseal replied approximately a year.

Bill No. 27 – An ordinance granting an Amended Conditional Use permit to BMGR SSHD LLC for the construction of a new hotel building at 3660 So. Lindbergh Blvd. SECOND READING

Mr. Norbert Glassl spoke on behalf of Mr. Sheevam and recapped the Amended Conditional Use Permit with the changes and suggestions from the prior meeting.

Mr. Glassl addressed the attendees looking for the representatives from Sansone and Sybergs. Neither was present.

A question and answer segment took place regarding the best possible place to erect the hotel. Several suggestions were made regarding a better plan for the City needed to be presented. Mr. Glassl and Mr. Sheevam asked what the board considered as a better plan.

Alderman Bersche asked if Mr. Sheevam ask the city for any incentives to create a better plan. Mr. Glassl replied there are not a lot options for Mr. Sheevam or a possible TIF.

Alderman Price stated he was hopeful that the representatives from Sybergs and Sansone were here to answer questions. Alderman Price stated that maybe they are not opposed to this or that; if they were they would be present.

Mr. Sheevam spoke on the hotel business. He stated he cannot tear down the existing building because that building is supporting the construction of the new hotel.
Mr. Sheevam stated he has brought several plans before the board and has not been able to get one passed. He has complied with all of the requirements accordingly within the city’s codes.

Several Aldermen stated we need a new hotel in the City but it must be desirable to accommodate parking for both businesses and to keep traffic and pedestrians safe.

Alderman Baebler suggested offering him some incentives to help him. Several Aldermen agreed. Mr. Sterman replied that he has offered to discuss it with Mr. Sheevam.

Mr. Glassl wanted clarification from the board to postpone the vote to talk about the incentives. Alderman Baebler stated the board wants the best for the residents and the city and to make the right decision and help you get the hotel.

Alderman Musich asked about the gate. Mr. Sheevam explained the gate. Alderman Musich asked about an option during the construction time and then it would be gone after the construction is completed. Alderman Musich asked about the three year period for the back part of the hotel and when it would be razed. Mr. Sheevam stated his goal is to raze the building, when the new one is opened.

Alderman Krueger and Mr. Glassl discussed the area of the new hotel and how the back part of the property will opened up and the cross access.

Mr. Sterman stated that Sansone was not interested at this time regarding the cross access.

Alderman Musich asked Mr. Sheevam what the plans were for the back part of the property. Mr. Sheevam replied that he holds two licenses for two different hotels. He stated this site could actually hold three hotels.

Mayor Fribis stated that we could vote on the Bill as it reads now, or we could postpone this and talk about some incentives. Mr. Jones stated after talking about incentives this would need to be presented as a new plan, if changes were made.

Alderman Colombo made a suggestion to vote. Several Aldermen discussed more options regarding the plan and possibly adding an additional floor.

Mr. Sheevam decided to withdrawal this petition and will re-submit a new plan at the March meeting.

General Discussion

Alderman Gau suggested reaching out again to Sansone (Days Inn site) regarding cross access because that is essential to this site.
Mayor Fribis stated the Ameren Building will be vacant at the end of 2018.

Alderman Krueger asked if cross access could be incorporated into the new zoning re-write. Mr. Baker stated he will look into cross access.

Request to meet in closed session pursuant to 610.21.3 RSMo to discuss legal matters

Motion was made by Alderman Krueger to go into closed session. Alderman Bersche seconded the motion.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 8).
Yes: Dee Baebler, Kurt Krueger, Mark Colombo, Nathan Lipe, Rich Gau, Steve Bersche, Thompson Price, Tom Musich,

The board adjourned to go into close session at 7:43 p.m.

Adjournment

Alderman Gau made a motion to adjourn. Alderman Krueger seconded the motion and it was unanimously approved by voice vote. Meeting adjourned at 8:30 p.m.

Recording Secretary,