

MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF ALDERMEN  
OF THE CITY OF SUNSET HILLS MISSOURI  
HELD ON FEBRUARY 9, 2021

BE IT REMEMBERED that the Board of Aldermen of the City of Sunset Hills, Missouri met in regular session held via Zoom on Tuesday February 9, 2021. The meeting convened at 6:00 p.m.

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

**ROLL CALL:**

Patricia Fribis	-Mayor
Joe Stewart	-Alderman Ward I
Ann McMunn	-Alderman Ward I
Steve Bersche	-Alderman Ward II
Casey Wong	-Alderman Ward II
Cathy Friedmann	-Alderman Ward III
Nathan Lipe	-Alderman Ward III
Mark Colombo	-Alderman Ward IV
Thompson Price	-Alderman Ward IV
Brittany Gillett	-City Administrator
Susanna Messmer	-Finance Director
Bryson Baker	-City Engineer
Gerald Brown	-Director of Parks & Recreation
Robert E. Jones	-City Attorney
Absent	
Stephen Dodge	-Chief of Police

**APPROVAL OF MINUTES:**

Alderman Price made a motion to accept the minutes as read for the January 12, 2021 regular meeting and the January 26, 2021 special meeting. Alderman McMunn seconded the motion and it was unanimously approved.

**CONSENT AGENDA:**

- a) Bills to be approved
- b) Request for new liquor license by SWP Inc. for Holiday Inn SW
- c) Request for Special Event Permit by Figge's Produce to sell Valentine's Day items February 11-14, 2021 at 3825 S. Lindbergh Blvd.

Alderman Price made a motion to accept the consent agenda. Alderman Bersche seconded the motion and it was unanimously approved.

**PUBLIC HEARING: The Board will consider a Petition for a Lot Split at 9475 Golfhurst Lane**

Petition was withdrawn at the request of the applicant.

**PUBLIC HEARING: The Board will consider a petition for an Amended Development Plan, submitted by Edison Real Estate Three, LLC, for changes to the intersection at 3720 South Lindbergh Boulevard**

Brandon Harp with Civil Engineering Design Consultants spoke in reference to the Planning & Zoning Commissions denial, and the conditions for the Temporary Occupancy Agreement. Attorney Jones explained that Bill No. 25 would need to be denied in order for the Temporary Occupancy Agreement with conditions to be put in place. Alderman Wong asked Mr. Harp what their position on this was. Mr. Harp stated they were ok with the recommendation from Planning and Zoning and were ready to move forward with the agreement upon failure of Bill No. 25.

**PUBLIC COMMENT:**

Mayor Fribis read the public comment submitted by Sandra Ankney in reference to the Paraclete Property.

**OLD BUSINESS:**

**Bill No. 23- 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 W. Watson Road  
SECOND READING**

Alderman Colombo read Bill No. 23 for a second reading. Alderman Colombo made a motion to approve Bill No. 23. Alderman Lipe seconded the motion.

**ROLL CALL VOTE:**

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

Alderman Stewart, Alderman McMunn, Alderman Bersche, Alderman Wong, Alderman Friedmann, Alderman Lipe, Alderman Colombo, Alderman Price

Mayor Fribis declared Bill No.23 to become Ordinance # 2194.

**CITY OFFICIAL AND COMMITTEE REPORTS:**

City Clerk/City Administrator- Brittany Gillett stated nothing to report.

Director of Finance- Susanna Messmer stated nothing to report.

Chief of Police- Stephen Dodge no report given.

City Attorney- Robert E. Jones stated nothing to report.

City Engineer- Bryson Baker stated MODOT would be holding a virtual public meeting to discuss the Lindbergh Roadway Improvement project on February 10, 2021. He stated the project was slated to begin in 2022. Additional information is available on the MODOT website or the Public Works Department can be contacted with any questions.

Director of Parks & Recreation- Gerald Brown stated they were able to secure another amenity for the Bander property. The Parks Department has been working with the Conservation Foundation of Sunset Hills and the Stieren Family. Both have agreed to donate \$12,500 each for a total of \$25,000. The funds will provide lake access for fishing, a designated parking area, a pathway to the lake, a small fishing pier and stocking of the lake.

Mr. Brown gave an update on the MODOT pedestrian bridge project. He stated that costs came in \$300,000.00 higher than original estimates. He stated he went before the Municipal Parks Grant Commission to ask them to cover the additional costs and they agreed. They will be increasing the grant amount from \$980,000 to \$1.3 million dollars.

## **COMMITTEE REPORTS:**

Finance Committee – Alderman Colombo stated nothing to report.

Economic Development Committee – Aldermen Price stated he saw the new Sunset Hills Subaru commercial and stated Burger King was beginning demolition for their new project.

Parks & Recreation Commission – Alderman Bersche stated nothing to report.

Police Advisory Board – Alderman Bersche stated nothing to report.

Public Works Committee – Aldermen Lipe stated the meeting with Missouri American Water in reference to the new water tower went well. He stated they answered a lot of questions and will be hearing back from them on additional concerns brought to their attention.

## **NEW BUSINESS:**

**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**

Petition was withdrawn at the request of the petitioner.

**Bill No. 25- An Ordinance approving an Amended Development Plan for Edison Real Estate Three, LLC**

### **FIRST READING**

Alderman Friedmann read Bill No. 25 for a first reading.

Alderman Price made a motion to suspend the rules and read Bill 25 for a second reading.

Alderman Stewart seconded the motion.

### **ROLL CALL VOTE:**

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

Alderman Stewart, Alderman McMunn, Alderman Bersche, Alderman Wong, Alderman Friedmann, Alderman Lipe, Alderman Colombo, Alderman Price

Alderman Friedmann read Bill No. 25 for a second reading. Alderman Price made a motion to approve Bill No. 25. Alderman Lipe seconded the motion.

### **ROLL CALL VOTE:**

**Vote:** Failed (Summary **NO =8**)

Alderman Price, Alderman Colombo, Alderman Lipe, Alderman Friedmann, Alderman Wong, Alderman Bersche, Alderman McMunn, Alderman Stewart

The motion failed.

**Bill No. 26- An Ordinance amending the process for payment of Business License fees  
FIRST READING**

Alderman Price read Bill No. 26 for a first reading. Alderman Lipe made a motion to suspend the rules and read Bill 25 for a second reading. Alderman Price seconded the motion.

**ROLL CALL VOTE:**

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

Alderman Stewart, Alderman McMunn, Alderman Bersche, Alderman Wong, Alderman Friedmann, Alderman Lipe, Alderman Colombo, Alderman Price

Alderman Price read Bill No. 26 for a second reading. Alderman Price made a motion to approve Bill No. 26. Alderman Lipe seconded the motion.

**ROLL CALL VOTE:**

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

Alderman Stewart, Alderman McMunn, Alderman Bersche, Alderman Wong, Alderman Friedmann, Alderman Lipe, Alderman Colombo, Alderman Price

Mayor Fribis declared Bill No. 26 to become Ordinance #2195.

**Bill No. 27- 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**

Alderman Lipe read Bill No. 27 for a first reading. Alderman Lipe made a motion to suspend the rules and read Bill 27 for a second reading.

Alderman Friedmann stated she had questions on this because it was not specific to pole signs as stated.

Attorney Jones addressed re-lettering of signs and what sections of code would need to be amended. He suggested we remove this Bill and draft a new Bill to bring back at the next meeting.

There was additional discussion about grandfathering of existing signs.

**Resolution No. 547- A Resolution authorizing the Mayor and/or City Administrator of Sunset Hills, Missouri to sign a temporary workspace agreement with Phillips 66 Pipeline, LLC.**

Alderman Bersche read Resolution No.547. Alderman McMunn made a motion to approve Resolution No. 547. Alderman Price seconded the motion and it was unanimously approved.

**Resolution No. 548- A Resolution declaring surplus property and authorizing the sale of such property on Gov.Deals website**

Alderman Stewart read Resolution No.548. Alderman Stewart made a motion to approve Resolution No. 548. Alderman McMunn seconded the motion and it was unanimously approved.

**Resolution No. 549- A Resolution approving a contract with Frazier Davis Construction Company for the resurfacing of four (4) tennis courts 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.549. Alderman Wong made a motion to approve Resolution No. 549. Alderman McMunn seconded the motion and it was unanimously approved.

**Resolution No. 550- 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 McMunn read Resolution No.550. Alderman McMunn made a motion to approve Resolution No. 550. Alderman Price seconded the motion and it was unanimously approved.

**Resolution No. 551- A Resolution approving a contract with Ed Roehr Safety Equipment and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills**

Alderman Friedmann read Resolution No.551. Alderman Friedmann made a motion to approve Resolution No. 551. Alderman Price seconded the motion and it was unanimously approved.

**Resolution No. 552- A Resolution approving a service agreement with Rejis and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills**

Alderman Price read Resolution No.552. Alderman Price made a motion to approve Resolution No. 552. Alderman Stewart seconded the motion and it was unanimously approved.

**Resolution No. 553- A Resolution approving a contract with St. Louis Roofing and Exteriors and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills**

Alderman Lipe read Resolution No.553. Alderman McMunn made a motion to approve Resolution No. 553. Alderman Colombo seconded the motion and it was unanimously approved.

**APPOINTMENTS:**

None

**RE-APPOINTMENTS:**

None

**Paraclete Property Discussion**

Parks Director, Gerald Brown, summarized the original information given to the Board in reference to taking over the property. He then discussed the results of the survey posted for residential input on the project. He stated there were 153 surveys completed by residents of Sunset Hills with an overall positive response to the project. There was additional discussion on the very generous proposed property donation by the Moore family, however there was a general consensus by the Board that it was not feasible for the City to take on the financial burden of the project at this particular time.

**General Discussion**

Alderman McMunn discussed temporary pop-up businesses and their overall appearance. There was discussion on the need for signage for these types of businesses to remain intact while operating. Alderman Wong questioned the temporary agreement with Tidal Wave, and there was lengthy discussion on staff procedures involved with issuing them. Alderman Lipe then asked if the City was required to have 8 Alderman representing the City. Attorney Jones stated we were not required by State law to have 8 Alderman, however it would take significant research and demographics to re-district the City if they were to eliminate some of the Aldermanic positions. He gave an example of another City of a similar size with less Alderman, and that it was really was a matter of preference. Additional discussion on the topic continued.

Alderman Wong made a motion to change the Alderman representation from 8 Alderman to 6.

Alderman Lipe seconded the motion.

Alderman McMunn asked if we would have to re-map the City from 4 wards to 3. Attorney Jones stated it would be appropriate for staff to research how this could be done and the timing of it because the City would have to re-district and could not take the office away from someone who had already been elected. He advised staff bring a report back to the Board to show the process involved with making the changes so they could then decide whether or not to proceed with legislation. Alderman Price stated the motions should be retracted so staff could be directed to find out what was required to do this.

Alderman Wong withdrew his motion.

Alderman Lipe withdrew his motion.

Mayor Fribis reminded the Board that going to 6 Alderman would mean more residents per Alderman, and that with 8 Alderman the residents get better representation.

**REQUEST TO MEET IN CLOSED SESSION:**

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

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

**ROLL CALL VOTE:**

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

Alderman Stewart, Alderman McMunn, Alderman Bersche, Alderman Wong, Alderman Friedmann, Alderman Lipe, Alderman Colombo, Alderman Price

The Board went into closed session at 7:11 p.m.

The Board reconvened in open session at 7:36 p.m.

**ADJOURNMENT:**

Alderman Stewart made a motion to adjourn the meeting. Alderman Price seconded the motion and it was unanimously approved. Meeting adjourned at 7:36 p.m.

Deputy City Clerk

