

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF ALDERMEN
OF THE CITY OF SUNSET HILLS MISSOURI
HELD ON MARCH 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 March 9, 2021. The meeting convened at 6:02 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
Stephen Dodge	-Chief of Police
Robert E. Jones	-City Attorney

APPROVAL OF MINUTES:

Alderman Lipe made a motion to accept the minutes as read for the February 9, 2021 regular and closed session meetings. Alderman McMunn seconded the motion and it was unanimously approved.

PROCLAMATIONS:

Mayor Fribis shared a letter from the U.S. 2020 Census Bureau, thanking Sunset Hills for their excellent work. Sunset Hills far surpassed the average number of participants responding to the census.

Mayor Fribis read the Proclamation declaring March as Developmental Disabilities Awareness Month. Alderman Wong stated Rob Libera, CEO and Executive Director of Lafayette Industries, was present on the zoom meeting and thanked him for attending.

Mayor Fribis thanked Mr. Libera for working so hard for Lafayette Industries and stated the City was proud to read and present this proclamation.

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

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 an Amended Development Plan, submitted by Friendship Village, for an elevator addition to an existing corridor at 12777 Village Circle Drive

Brandon Harp, Principal with Civil Engineering Design Consultants, explained that the original project was built with a corridor between the skilled nursing facility and the assisted living facility. The corridor has an elevation change between the two, with a series of ADA compliant ramps that the residents find difficult to navigate. The proposal is for an addition to the corridor to make it level, and the addition of an elevator to allow residents to easily navigate between the two facilities.

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

Mr. Baker gave a brief description of the work to be completed. He stated there would be an addition of 54 parking spaces, tree removal, which was approved by the Tree Board, and some minor additions.

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.

Mr. Doug Rasmussen with Steadfast City Economic & Community Partners spoke on the Shoppes at Sunset Hills proposed CID and blight study. He stated the anchor building is currently 81% vacant. He reviewed several issues meeting the blight requirements. These included poor, inadequate, dangerous vehicular access, high risk of fire due to vacancy, and economic liability. He stated the anchor building would be renovated and necessary public improvements would be added.

Alderman Friedmann asked about the cross access to the parking lots at Helen Fitzgerald's. Chris Pieper with Blitz, Bardgett & Deutsch, LC, addressed the agreement for cross access from the existing Helen Fitzgerald's and Comfort Inn parking lots as well as access to Watson Road. He stated that cross access expenses are eligible as a CID expense, and would have to be approved by the City as part of the Development Plan.

Grant Mechlin with Sansone stated they were responsible for addressing the cross access and that it was eligible for CID money. He stated that they have cost estimates built in, and prior to the tenant opening, the cross access had to be in place.

Alderman Wong asked for clarification on the district agreement for the Watson Road access. Mr. Mechlin stated ultimately the City had the approval rights for the site development plan, and that the proposed tenant had listed the access as a requirement.

Alderman McMunn asked why the original access to Watson Road was closed off. He stated the Midas store ultimately closed the access point as it was on their property and not a professional easement. The new access point would be to the East of the Midas shop. He stated their agreement with Midas was to build an additional parking lot to replace the area used for the access point.

Alderman Friedmann asked what they anticipated the annual administrative costs to be. Mr. Mark Grimm with Gilmore & Bell, council for the City, stated the district project agreement sets an annual cap on costs of ten thousand dollars.

There was additional discussion in reference to the CID agreement. Alderman Friedmann asked about the term length of the lease agreements. There was discussion on the general term lengths of leases for specific types of tenants.

Mayor Fribis stated this was a great opportunity for the City.

Mr. Grimm spoke to the length assigned to CID projects.

Alderman Colombo stated this could be very good for the City and potentially help with needed Watson corridor improvements.

PUBLIC COMMENT:

Mayor Fribis read the public comments submitted by Christine Lieber in reference to the Tidal Wave business, as well as the comments submitted by Susan Lieber in reference to the type of tenant moving into the proposed CID property. Ms. Gillett then read the email response sent to Ms. Susan Lieber with regard to the CID petition.

OLD BUSINESS: None

CITY OFFICIAL AND COMMITTEE REPORTS:

City Clerk/City Administrator- Brittany Gillett stated she wanted to remind everyone there would be a meeting March 23, 2021 instead of April 13, due to the Election. The next meeting in April will be April 27, 2021.

Director of Finance- Susanna Messmer stated nothing to report.

Chief of Police- Stephen Dodge stated nothing to report.

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

City Engineer- Bryson Baker stated nothing to report. Mayor Fribis then asked Mr. Baker to address the allegations that construction issues were not followed up on by Public Works. Mr. Baker stated to his knowledge that was untrue and to please contact the Public Works office if you have a concern or question.

Director of Parks & Recreation- Gerald Brown stated nothing to report.

COMMITTEE REPORTS:

Finance Committee – Alderman Colombo stated nothing to report.

Economic Development Committee – Aldermen Price stated there was an email update sent out on the commercial projects status. He stated the Burger King was torn down and preparing to rebuild.

Parks & Recreation Commission – Alderman Bersche stated Watson Trail Park playground bids would be sent to the March 23 BOA meeting for approval. He stated the Easter Egg hunt would be hosted as a drive through event, and that the Driving Range opened on March 1, 2021.

Police Advisory Board – Alderman Bersche stated nothing new to report.

Public Works Committee – Aldermen Lipe stated nothing new to report.

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

Alderman McMunn read Bill No. 24 for a first reading

Bill No. 28- An Ordinance approving an Amended Development Plan for Friendship Village of South County

FIRST READING

Alderman Stewart read Bill No. 28 for a first reading

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

Alderman Bersche read Bill No. 29 for a first reading.

Bill No. 30- An Ordinance electing to participate in the Show Me Green Sales Tax Holiday

FIRST READING

***Staff has requested a Second Reading**

Alderman Lipe read Bill No. 30 for a first reading. Alderman Lipe made a motion to suspend the rules and read Bill 30 for a second reading. Alderman McMunn 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 Lipe read Bill No. 30 for a second reading. Alderman Lipe made a motion to approve Bill No. 30. Alderman McMunn 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. 30 to become Ordinance #2196.

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**

Alderman Friedmann read Bill No. 31 for a first reading. Alderman Colombo made a motion to suspend the rules and read Bill 31 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 Friedmann read Bill No. 31 for a second reading. Alderman Colombo made a motion to approve Bill No. 31. Alderman Lipe seconded the motion.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=6, No=1)

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

No: Alderman Friedmann

Absent: Alderman Price

Alderman Price left the Zoom meeting due to technical difficulties

Mayor Fribis declared Bill No. 31 to become Ordinance #2197.

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

Alderman Wong read Bill No. 32 for a first reading.

Alderman McMunn inquired on whether or not there could be any additional tax incentives applied for. Attorney Jones stated they were legally allowed to apply for additional incentives, however after researching it, the CID was the best fit. Mark Ronfeld with Sansone also spoke to this.

Resolution No. 554- A Resolution declaring surplus property and authorizing the sale of such property on GOV.DEALS website

Alderman Colombo read Resolution No.554. Alderman McMunn made a motion to approve Resolution No. 554. Alderman Stewart seconded the motion and it was unanimously approved.

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

Alderman McMunn read Resolution No.555. Alderman McMunn made a motion to approve Resolution No. 555. Alderman Colombo seconded the motion and it was unanimously approved.

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

Alderman Stewart read Resolution No.556. Alderman Stewart made a motion to approve Resolution No. 556. Alderman McMunn seconded the motion and it was unanimously approved.

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

Alderman Bersche read Resolution No.557. Alderman Colombo made a motion to approve Resolution No. 557. Alderman Bersche seconded the motion and it was unanimously approved.

Resolution No. 558- A Resolution approving an amendment of the 2020 City of Sunset Hills budget

Alderman Wong read Resolution No.558. Alderman Wong made a motion to approve Resolution No. 558. Alderman McMunn seconded the motion and it was unanimously approved.

APPOINTMENTS:

None

RE-APPOINTMENTS:

None

GENERAL DISCUSSION

None

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

ROLL CALL VOTE:

Vote: Passed (Summary, **Yes=7**)

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

Absent: Alderman Price

The Board went into closed session at 7:10 p.m.

The Board reconvened in open session at 7:23 p.m.

ADJOURNMENT:

Alderman Stewart made a motion to adjourn the meeting. Alderman McMunn seconded the motion and it was unanimously approved. Meeting adjourned at 7:23 p.m.

Deputy City Clerk

