

MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF ALDERMEN  
OF THE CITY OF SUNSET HILLS MISSOURI  
HELD ON APRIL 26, 2022

BE IT REMEMBERED that that the Board of Aldermen of the City of Sunset Hills, Missouri met in regular session in the Robert C. Jones Auditorium at City Hall, 3939 S. Lindbergh Boulevard and via Zoom on Tuesday April 26, 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 Daues made a motion to approve the agenda as listed. Alderman Stewart seconded the motion and it was unanimously approved.

**APPROVAL OF MINUTES:**

Alderman Epperson made a motion to accept the minutes as read for the March 8, 2022 regular and closed session meetings. Alderman McMunn seconded the motion and it was unanimously approved.

**PROCLAMATION:**

Mayor Fribis read the proclamation for Arbor Month.

Mayor Fribis read the proclamation for the National Day of Prayer and presented Ms. Bonnie Kirwin with the Proclamation. Ms. Kirwin thanked everyone in attendance and invited all to attend on May 5, 2022.

**EMPLOYEE AWARDS:**

Chief Dodge presented Sergeant Jeff Senior with Employee of the Year award. Chief Dodge thanked Sergeant Senior for his hard work and dedication.

Mayor Fribis presented Chief Dodge with his 5-year service award and thanked him for his leadership and service.

Mayor Fribis presented Alderman Price with his service plaque and thanked him for his service to the residents and City during his time in office.

**READING OF THE ELECTION RESULTS:**

Ms. Gillett read the Election Results.

**ADMINISTER THE OATH OF OFFICE TO NEW ELECTED OFFICIALS**

Ms. Gillett administered the oath of office to Mayor Pat Fribis, Alderman Ann McMunn, Alderman Casey Wong, Alderman Cathy Friedmann and Alderman Lindsay Hof.

**ROLL CALL WITH NEW ELECTED OFFICIALS:**

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
Lindsay Hof	-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

**CONSENT AGENDA:**

- a) Bills to be approved
- b) Request for temporary liquor license by for the annual Laumeier Art Fair May 6-8 at 12580 Rott Road.
  - i. Noboleis Vineyards
  - ii. Beer Outside LLC
  - iii. 4 Hands Brewing LLC
  - iv. Midtown Mercantile Co dba Narwhals Crafted Urban Ice

- v. Mission Taco Joint
- vi. St. Louis Brewery dba Schlafly

c) Request by Prestige Pools to hold their annual Spring tent sale April 29 through May 8, 2022 at 10416 Watson Road.

d) Special Event request by Faith Church for annual fireworks display on July 2, 2022 at 13001 Gravois Road.

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

**PUBLIC HEARING:**

**The Board will consider two (2) Petitions submitted by Westview Investments, LLC, for a Single-Family Residential Development at 12300, 12322, and 12330 Robyn Road**

Variances Associated with Improvement Plans:

P-06-22

1)Vary the distance between Lincoln Drive and Sunset Reserve Drive from the required 300' to 250' (Per APP A SEC 2.1G).

2)Vary the Right of Way width from the required 50' to 40' for Private Internal Streets (Per APP A SEC 2.2A3A).

3)Vary the street grade from 7% to 10% for Private Internal Streets (Per APP A SEC 2.2C1).

4)Vary the Cul de Sac diameter from the required 106' Feet to 84' for Private Internal Streets (Per APP A SEC 2.2C2).

P-07-22

1)Record Plat

Mr. David Volz spoke on the variance request and the subdivision plat.

Alderman Friedmann commented on the escrow agreement and asked when it would be in place.

Alderman Friedmann stated she had questions posed by a resident.

1. What is orientation of house, and does it face Robyn or Sunny Creek?
2. What are lot dimensions?
3. Is entryway on Forest Ridge or Sunny Creek? Who owns? Will it remain?

Mr. Volz replied the lots were one acre in size, and that he was not sure on the orientation on the lot. He explained that would be up to the homeowner. He replied the escrow agreement should be in place by the second reading.

Alderman Daues asked if the entrance sign would remain. Mr. Volz explained the sign was in the right of way, but that the median/island would be reconfigured to fit the proposed driveway. Additional discussion was had on the changes to the entrance with the Sunny Creek driveway plan.

Alderman Epperson commented he had heard from four different residents, and explained three of them were for the Robyn entrance and one was for the Sunny Creek entrance.

Alderman Wong asked if there was any down side to moving the driveway. Mr. Volz answered no.

**PUBLIC COMMENT:**

Mr. Joe Grana of 9361 Lincoln Drive read his comment against the driveway on Robyn Rd. He stated it was extremely dangerous and proposed that the commission approve what was recommended by P&Z Spoke to 27 people in neighborhood, all against driveway on Robyn.

Suzanne Gentry 12237 Robyn Road stated they did sign the petition and are against the driveway and also want sidewalks by the entrance for safety.

Mr. Gary Vincent of 9456 Sunny Creek stated he was for adding a driveway west of Sunny Creek.

Mayor Fribis read the public comments submitted.

1. Phyllis and Robert Pieper of 9510 Sunny Creek Lane do not want a driveway coming out on Sunny Creek Lane.
2. Robert Snyder of 9420 Sunny Creek Lane against a driveway on Sunny Creek.
3. Colleen Brennan of 9474 Crooked Creek Trail and Forest Ridge Subdivision Trustee, against the addition of driveway on Sunny Creek due to changes needed to entrance and safety.
4. Ann Zanaboni of 9648 Sunny Creek Lane and President of Forest Ridge Neighborhood Association against driveway on Sunny Creek.

Alderman Daues

**OLD BUSINESS:**

None

**CITY OFFICIAL AND COMMITTEE REPORTS:**

City Clerk/City Administrator, Brittany Gillett welcomed Alderman Hof and stated the meeting schedule would be back to normal on May 10.

Director of Finance, Susanna Messmer stated they were wrapping up finalizing the Financial report for the auditors and explained their field work would start Wednesday.

Chief of Police, Stephen Dodge stated they were still having issues with car clouting and that the use of the Flock cameras, on the agenda for approval, could be useful in dealing with that issue.

City Attorney, Jim Hetlage stated nothing to report.

City Engineer, Bryson Baker stated the Street Department was transitioning into spring maintenance, street sweeping and slab replacement.

Director of Parks & Recreation, Gerald Brown stated the Tree Manual from the Parks Board would be presented in June or July. He reviewed the MoDot trail agreement on the agenda and that they were working on opening the aquatic facility. Mr. Brown stated they would be operating at full capacity and pre-covid procedures. Mr. Brown stated they had hired 58 lifeguards but needed 80 to be fully staffed.

**COMMITTEE REPORTS:**

Finance Committee -Alderman Stewart stated nothing further to report.

Economic Development Committee – no report.

Parks & Recreation Commission – Alderman Wong stated April 30 was the Makers Market, and that 80 kids were registered for the Day camp.

Police Advisory Board – Alderman Epperson stated there was a quarterly meeting scheduled for June 7.

Public Works Committee – Alderman Friedmann stated they had a meeting on April 7 and they discussed the sidewalk plans for Eddie and Park Road.

### **NEW BUSINESS:**

**Bill No. 01- An Ordinance granting a variance to the City of Sunset Hills, Missouri, to construct and install a restroom facility within the floodplain at Stieren Inspirational Park**

#### **FIRST READING**

**\*Staff has requested a second reading**

Alderman Stewart read Bill No. 01 for a first reading.

Alderman Stewart made a motion to suspend the rules and read Bill 01 for a second reading. Alderman Epperson seconded the motion.

Alderman Wong asked for debate before voting.

Alderman Stewart withdrew his motion. Alderman Epperson withdrew his second.

Alderman Lieber asked if the City had any other restrooms located in a flood plain.

Mr. Brown answered yes there were three in Minnie HaHa Park and one at the Athletic complex. He explained how the restrooms were prepped for flooding and post flooding.

Additional discussion was held in reference to granting the variance.

Alderman Stewart made a motion to suspend the rules and read Bill 01 for a second reading.

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 Hof, Alderman Daues

Alderman Stewart read Bill No. 01 for a second reading.

Alderman Epperson made a motion to approve Bill No. 01.

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 Hof, Alderman Daues

Mayor Fribis declared Bill No. 01 to become Ordinance # 2240.

**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  
FIRST READING**

Alderman McMunn read Bill No. 02 for a first reading.

There was discussion on installing sidewalks along Robyn Road. Mayor Fribis asked if it was feasible to construct sidewalks on Robyn. Mr. Baker answered yes and that they hoped to put them in at some point.

Alderman Epperson made a motion to require the developer to install the sidewalks instead of paying into the sidewalk fund.

Alderman Daues seconded the motion.

**Vote: Passed/Failed (Summary Yes=4, No =4)**

Aye: Alderman Lieber, Alderman Epperson Alderman Hof, Alderman Daues

Nay: Alderman McMunn Alderman Stewart, Alderman Wong, Alderman Friedmann

Mayor Fribis broke the tie vote with a nay vote. Motion Failed.

**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  
FIRST READING**

Alderman Lieber read Bill No. 03 for a first reading.

Alderman Friedmann made a motion to direct staff to impose the condition requiring the Lot 18 driveway be accessed off Robyn Road.

Alderman McMunn seconded the motion, and it was approved 7 ayes to 1 nay.

Aye: Alderman McMunn, Alderman Stewart, Alderman Lieber, Alderman Friedmann, Alderman Epperson, Alderman Hof, Alderman Daues

Nay: Alderman Wong

Alderman McMunn asked if there were any statistics available on traffic incidents involving Robyn Road residents?

Chief Dodge stated he could compile that data.

Alderman Friedmann referenced a report she received showing data for traffic incidents in that immediate area and asked Chief dodge if he could review it.

Chief Dodge stated there had been 4 accidents in the past ten years.

**Bill No. 4- An Ordinance appointing Brian Millikan as Municipal Court Judge  
FIRST READING**

Alderman Wong read Bill No. 04 for a first reading.

Alderman Wong made a motion to suspend the rules and read Bill 04 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 Hof, Alderman Daues

Alderman Wong read Bill No. 04 for a second reading.

Alderman Wong made a motion to approve Bill No. 04.

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 Hof, Alderman Daues

Mayor Fribis declared Bill No. 04 to become Ordinance # 2241.

**Bill No. 5- An Ordinance repealing section 2-400 of Chapter 2 of the Code of Ordinances of the City of Sunset Hills with respect to the procedures for compliance and enforcement of the City's Code of Ethics**

**FIRST READING**

Alderman Epperson read Bill No. 05 for a first reading.

Alderman Epperson made a motion to send the ordinance back to the City Attorney for revisions.

Discussion ensued in reference to changes to the ordinance. Attorney Hetlage provided scenarios for amending the code of ethics and addressing enforcement mechanisms.

Alderman Epperson withdrew his original motion.

Alderman Epperson made a motion to strike the section on Impeachment, and insert the State Statute on Impeachment instead and have the verbiage rewritten.

Alderman Friedmann stated she felt the City's Impeachment section should be inserted instead. Alderman Epperson asked Attorney Hetlage if that was feasible. Attorney Hetlage replied yes and it would be drafted for the second reading.

Alderman Epperson was agreeable to that change.

Alderman Daues seconded the motion to amend and it was approved 7 aye votes to one nay vote.

Aye: Alderman Lieber, Alderman Epperson Alderman Hof, Alderman Daues, Alderman McMunn, Alderman Stewart, Alderman Friedmann

Nay: Alderman Wong

**Bill No. 6- An Ordinance of the City of Sunset Hills, Missouri, providing for the approval of a license agreement with the Missouri Highways and Transportation Commission associated with the bicycle and pedestrian trail across the Meramec River at State route I-44, and matters related thereto**

**FIRST READING**

Alderman Friedmann read Bill No. 06 for a first reading.

Mr. Brown explained the requirement by MODOT to have a trail license.

Alderman McMunn made a motion to suspend the rules and read Bill 06 for a second reading.  
Alderman Wong 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 Hof, Alderman Daues

Alderman Friedmann read Bill No. 06 for a second reading.  
Alderman Lieber made a motion to approve Bill No. 06.  
Alderman McMunn seconded the motion.

**ROLL CALL VOTE:**

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

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

Mayor Fribis declared Bill No. 06 to become Ordinance # 2242.

**Resolution No. 617- A Resolution approving an amendment to the 2021 City of Sunset Hills budget**

Alderman Hof read Resolution No. 617  
Alderman McMunn made a motion to approve Resolution No. 617.  
Alderman Epperson seconded the motion and it was unanimously approved.

**Resolution No. 618- A Resolution approving the asphaltting on the front entrance driveway and small parking area at 13555 West Watson Road 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. 618  
Alderman Lieber made a motion to approve Resolution No. 618.  
Alderman McMunn seconded the motion and it was unanimously approved.

**Resolution No. 619- A Resolution approving a contract with Flock Safety Company and authorizing the Mayor and/or her designee to execute the same on behalf of the City of Sunset Hills**

Alderman Stewart read Resolution No. 619.  
Alderman Stewart made a motion to approve Resolution No. 619.  
Alderman Epperson seconded the motion and it was unanimously approved.

**Resolution No. 620- A Resolution approving a contract with Sikich LLP 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. 620.  
Alderman Lieber made a motion to approve Resolution No. 620.  
Alderman Epperson seconded the motion and it was unanimously approved.

**Resolution No. 621- A Resolution approving a contract with Gershenson Construction Co., 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. 621.  
Alderman Lieber made a motion to approve Resolution No. 621.  
Alderman Daues seconded the motion and it was unanimously approved.

**Resolution No. 622- A Resolution approving a contract with Jokerst Paving & Contracting, Inc. 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. 622.  
Alderman Lieber made a motion to approve Resolution No. 622.  
Alderman Hof seconded the motion and it was unanimously approved.

**ELECT AN ACTING PRESIDENT OF THE BOARD OF ALDERMAN:**

Alderman Epperson nominated Alderman Lieber for acting Board President.  
Alderman Daues 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 Hof, Alderman Daues

**APPOINTMENTS:**

None

**GENERAL DISCUSSION:**

a) Mini-excavator RPO

Discussion was held on purchasing versus renting the excavator. The general consensus of the Board was to have a resolution drafted for the purchase of the excavator. The resolution will be presented at the May 10 meeting.

b) Sweetens Concrete

Discussion was had on whether or not to release Sweetens from their contractual obligation of finishing the work of the bid they won.

General consensus of the Board was to hold Sweetens to their original contract.

Alderman Wong requested placing the Board of Adjustment restrictions on the General Discussion for the May 10 meeting.

Alderman Friedmann made a motion to direct staff to sent out notices for the next UDO meeting in June or July. Alderman Lieber seconded the motion and it was unanimously approved.

**REQUEST TO MEET IN CLOSED SESSION PURSUANT TO 610.21 (1), (2) AND (12)RSMo TO DISCUSS LEGAL MATTERS, REAL ESTATE AND CONTRACTS:**

Alderman Wong made a motion to go into closed session. 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 Hof, Alderman Daues

The Board went into closed session at 8:33 p.m.

The Board reconvened in open session at 10:36.

**ADJOURNMENT:**

Alderman McMunn made a motion to adjourn the meeting. Alderman Lieber seconded the motion and it was unanimously approved.

Meeting adjourned at 10:36 p.m.

Deputy City Clerk  
Lori Stone