

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF ALDERMEN
OF THE CITY OF SUNSET HILLS MISSOURI
HELD ON JULY 12, 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 July 12, 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
Brian Fernandez	-Alderman Ward I
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
Erin Seele	-City Attorney
Absent	
Casey Wong	-Alderman Ward II

APPROVAL OF THE AGENDA:

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

APPROVAL OF MINUTES:

Alderman Friedmann made a motion to approve the minutes as read for the June 14, 2022 regular session meeting, the June 21, 2022 emergency session meeting, and the July 5, 2022 special meeting, and requested the closed session of the meetings be addressed in closed session. Alderman McMunn seconded the motion and it was unanimously approved. (Alderman Wong absent)

Employee Service Awards: *postponed*

- a) Corporal Rosemary Reece – 20 Years of Service.

Consent Agenda:

a) Bills to be approved.

b) Request for temporary liquor license July 15, 22 and August 5, 2022 by Beer Outside for Laumeier Sculpture Park event at 12580 Rott Road.

c) Request for special event Jubilee Church Party in the Park, August 27, 2022 at 10801 Sunset Office Dr.

Alderman McMunn made a motion to approve the consent agenda. Alderman Epperson seconded the motion and it was unanimously approved. (Alderman Wong absent)

Alderman Wong joined the meeting.

PUBLIC HEARING:

The Board will consider a Large Development Sign at 3600 South Lindbergh Boulevard.

Alderman Wong asked why there was a Resolution for the sign instead of an Ordinance. Attorney Seele explained there was nothing specified for either a Resolution or Ordinance so she drafted a Resolution.

Alderman Friedmann stated she did not understand why a pole sign was on the agenda for approval. Mr. Baker explained it was not a pole sign, but was a monument sign.

There was brief discussion on the format of the sign. Eric Albers with Bass Pro explained that they submitted plans for a monument sign which was solid to ground with a rock base.

There was additional discussion on the sign height requirements. Mr. Baker explained the difference in signage for the Plaza and the Shoppes.

PUBLIC COMMENT:

Mayor Fribis read the public comments submitted.

1. David & Shelley Keetch- against Airbnb/short term rentals.
2. Roger & Deb Wilke- 9839 Lebanon Greens- against Airbnb/short term rentals.
3. Korey & Sarah Eggleston- 9846 Lebanon Greens- Against Airbnb/short term rentals.
4. Jack & Susan Newsom 9822 Lebanon Greens- Opposed to Airbnb/short term rentals.

Mayor Fribis called up residents who submitted requests to speak.

1. Mary Yousef- 9840 Lebanon Greens- against Airbnb/short term rentals.
2. Angie Wiegler- 9717 Crestwick Dr- Against water tower- spoke on DNR approval of permit.
3. Mike Sawicki -1498 Royal Spring Drive- Stated he felt the City should utilize some of the ARPA funds for employee incentive pay due to inflation.
4. Ronald McCracken- 10825 Forest Circle Dr. Spoke on swimming pools being rented out hourly and the issue with it in his neighborhood.

Old Business:

**Bill No. 09- An Ordinance adopting a new Section 15-26 of Chapter 15 of the Code of Ordinances of the city of Sunset Hills with respect to Short-Term Rentals
SECOND READING**

Alderman Daues read Bill No. 09 for a second reading.

Alderman Epperson asked about the forthcoming legislation regarding home occupations. There was discussion on postponing the second reading.

Alderman Epperson made a motion to suspend the second reading to obtain a legal opinion.

Lengthy discussion ensued on whether or not to pass the ordinance now or wait for the legal opinion.

Alderman Wong seconded the motion.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=8)

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

Bill No 9 was postponed until further legal interpretation.

CITY OFFICIAL AND COMMITTEE REPORTS:

City Clerk/City Administrator, Brittany Gillett stated nothing to report

Director of Finance, Susanna Messmer stated the audited financial statements for 2021 were ready and available for review by the Board and if there were any questions to please contact her.

Chief of Police, Stephen Dodge stated there were car cloutings in the area and stated there was a recent shooting in Affton when two people confronted thieves breaking into cars. He explained the Police chased a vehicle two days prior that matched the vehicle description involved there as well as in Brentwood. He explained they are on the lookout for the vehicle and suspects. He reminded residents to please not confront anyone breaking into their cars but to call the Police so they could handle.

City Attorney, Erin Seele stated they were in process of learning the City's policies and ordinances, and had been working with staff on Board of Adjustment standards as well as working on a vacation policy for contractors to vacate old right of ways.

City Engineer, Bryson Baker stated concrete slab replacement work was being done by Sweetens, M&H and staff. Hwy 3 Old Gravois milling was completed. Salt Dome retaining wall no response on bids, considering having staff complete for savings. Eddie & Park sidewalk project

Director of Parks & Recreation, Gerald Brown stated they had a public meeting at Lynnstone Park for the grant application discussion.

COMMITTEE REPORTS:

Finance Committee -no report.

Economic Development Committee – no report.

Parks & Recreation Commission – Alderman Wong stated the Lynnstone Park meeting was the prior evening and stated it was the oldest Park in the City. He stated the Markets and Music event would be July 13, swim and dive finals were coming up, and July 21 was the recycling event.

Alderman Daues asked if there was any discussion on installing pickle ball courts as there was a lot of interest. Mr. Brown explained the tennis courts were striped for pickle ball.

Police Advisory Board – Alderman Epperson reminded the Board the three Police Department resolutions on the agenda were all budgeted and up for approval

Public Works Committee – Alderman Friedmann stated nothing to report.

NEW BUSINESS:

Bill No. 13- An Ordinance amending Chapters 2 and 19 of the Code of Ordinances relating to appointments to and filling vacancies of the Police Advisory Board, Business Development Committee, Finance Committee, Claire Gempp Davidson Memorial Conservation Area Commission, Swim and Dive Advisory Committee, Public Works Committee, Parks and Recreation Commission, and Board of Adjustment, and amendments to Chapter 2 regarding general appointment procedure
FIRST READING

Alderman Hof read Bill No. 13 for a first reading.

Alderman Daues read a statement in reference to the previous meeting discussions as well as the pending Bill No 13.

Alderman Epperson stated there still had not been communication between Mayor and Board members in reference to the bill.

Mayor Fribis objected to his statement.

Heated discussion between Alderman Epperson and Mayor Fribis ensued in reference to communication between the Board and Mayor regarding appointments.

Term expiration notice was discussed at length between Alderman Friedmann and Mayor Fribis.

Alderman Wong made a motion to follow strict adherence to the committee nomination ordinance. Alderman Friedmann seconded the motion and it was unanimously approved.

Lengthy discussion ensued in reference to an attendance policy requirement for committee members. Details over acceptable forms of attendance were reviewed. It was decided that in person attendance was preferable, Zoom and via phone call were also acceptable, and that a member was considered in attendance even if only present via phone.

Mayor Fribis asked Mr. Brown to explain why there was an attendance policy for the Parks Board. Mr. Brown explained the it was created so the meetings would have a quorum. He explained members not only attended meetings but were also required to participate in approximately 100 Park events annually. He stated there was a lot of participation from members but that they did not necessarily attend all meetings due to their participation in the events. He then explained the two additional members on the Parks Board were moved from the Urban Forestry Commission when it was dissolved so that the forestry needs were still addressed.

Attorney Seele stated she would draft something for the Board to review.

Bill No 14- An Ordinance approving and adopting a budget adjustment to the 2022 budget

FIRST READING

***Staff has requested a second reading**

Alderman Friedmann read Bill No. 14 for a first reading.

Alderman McMunn made a motion to suspend the rules and read Bill 14 for a second reading.
Alderman Daues seconded the motion.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=8)

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

Alderman Friedmann read Bill No. 14 for a second reading.
Alderman Lieber made a motion to approve Bill No. 14.
Alderman McMunn seconded the motion.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=8)

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

Mayor Fribis declared Bill No. 14 to become Ordinance # 2251.

Bill No. 15- An ordinance authorizing the Mayor to execute an amendment to the Antenna Site Lease Agreement with Metropolitan St. Louis Sewer District
FIRST READING

Alderman Epperson read Bill No. 15 for a first reading.

Alderman Epperson made a motion to suspend the rules and read Bill 15 for a second reading.
Alderman McMunn seconded the motion.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=8)

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

Alderman Epperson read Bill No. 15 for a second reading.
Alderman McMunn made a motion to approve Bill No. 15.
Alderman Lieber seconded the motion.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=8)

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

Mayor Fribis declared Bill No. 15 to become Ordinance # 2252.

Bill No. 16- An Ordinance for the purpose of establishing minimum regulations for controlling erosion and sediment from land disturbance activities at construction sites within the City of Sunset Hills

Missouri; Providing for the issuance of Permits; Making Inspections; Collection of Permit and Inspection Fees; and providing penalties for the violation thereof through adoption of the Land Disturbance Code of St. Louis County, Missouri as the Land Disturbance Code of the City of Sunset Hills

FIRST READING

Alderman Wong read Bill No. 16 for a first reading.

Mr. Baker explained the City would like to contract through St. Louis County to free up staff and get specialized inspections from County.

Bill No. 17- An Ordinance authorizing the Mayor to execute an agreement with the County of St. Louis, Missouri for the enforcement of the Land Disturbance Code.

FIRST READING

Alderman Lieber read Bill No. 17 for a first reading.

Resolution No. 631- A Resolution declaring surplus property and authorizing the sale of such property

Alderman McMunn read Resolution No. 631.

Alderman McMunn made a motion to approve Resolution No. 631.

Alderman Epperson seconded the motion and it was unanimously approved.

Resolution No. 632 – A Resolution approving a contract with Prime Vendor SHI and authorizing the Mayor and/or her Designee to execute the same on behalf of the City of Sunset Hills

Alderman Fernandez read Resolution No. 632.

Alderman McMunn made a motion to approve Resolution No. 632.

Alderman Epperson seconded the motion and it was unanimously approved

Resolution No. 633- A Resolution approving a contract for purchase of a Mobile License Plate reader from Turnkey Mobile and authorizing the Mayor and/or her Designee to execute the same on behalf of the City of Sunset Hills

Alderman Daues read Resolution No. 633.

Alderman Daues made a motion to approve Resolution No. 633.

Alderman Epperson seconded the motion and it was unanimously approved

Resolution No. 634- A Resolution approving a contract for purchase of Body Worn Cameras from Motorola Solutions and authorizing the Mayor and/or her Designee to execute the same on behalf of the City of Sunset Hills

Alderman Hof read Resolution No. 634.

Alderman Lieber made a motion to approve Resolution No. 634.

Alderman Epperson seconded the motion and it was unanimously approved.

Resolution No. 635- A Resolution approving a contract for Insurance Broker Services and authorizing the Mayor and/or her Designee to execute the same on behalf of the City of Sunset Hills

Alderman Friedmann read Resolution No. 635.

There was discussion on what services a broker provided.

Alderman Epperson made a motion to approve Resolution No. 635.
Alderman McMunn seconded the motion and it was unanimously approved

Resolution No. 636- A Resolution approving a Large Development Sign (Monument Sign) for the Shoppes of Sunset Hills at 3600 S. Lindbergh Blvd.

Alderman Epperson read Resolution No. 636.
Alderman Epperson made a motion to approve Resolution No. 636.
Alderman Daues seconded the motion and it was unanimously approved

APPOINTMENTS:

- a) Finance Committee Chair- Brian Fernandez Ward 1 term to expire 07/12/2024

Alderman Daues made a motion to approve the nomination. Alderman Friedmann seconded the motion and it was unanimously approved.

- b) Public Works Committee- Ann McMunn Ward 1 – term coincides with Aldermanic term

Alderman Epperson made a motion to approve the nomination. Alderman Lieber seconded the motion and it was unanimously approved.

GENERAL DISCUSSION:

There was discussion on enforcing term limits for committee members. Alderman Friedmann stated she was open to discussion but not supportive of term limits.

Board of Adjustment

Mr. Baker reviewed the memo on Board of Adjustment requirements. He stated based on the information discussed, staff recommended an ordinance similar to the Ladue ordinance or a combination of the Ladue, Fenton and Des Peres ordinances. He explained there were no factors that were required to be met, and it required the applicant to show practical difficulties or unnecessary hardship, as well as stating surrounding properties must be protected. Mr. Baker explained staff could work with City Attorney Seele to draft a new ordinance based on this memo and any Board of Alderman feedback.

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

Alderman Lieber made a motion to go into closed session. Alderman Epperson 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

The Board went into closed session at 8:21 p.m.

The Board reconvened in open session at 10:02 p.m.

Alderman Daues made a motion to approve the June 14, 2022 and June 21, 2022 closed session meeting minutes. Alderman Lieber seconded the motion and it was unanimously approved.

ADJOURNMENT:

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

Meeting adjourned at 10:03 p.m.

Deputy City Clerk
Lori Stone