

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF ALDERMEN
OF THE CITY OF SUNSET HILLS MISSOURI
HELD ON AUGUST 8, 2023

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 August 8, 2023. The meeting convened at 6:03 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
Casey Wong	-Alderman Ward II
Marie Davis	-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
Stephen Dodge	-Chief of Police
Erin Seele	-City Attorney

Absent: Gerald Brown -Director of Parks & Recreation

APPROVAL OF THE AGENDA:

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

APPROVAL OF MINUTES:

Alderman Hof made a motion to approve the minutes as read for the July 11, 2023 regular and closed session meetings. Alderman McMunn seconded the motion and it was unanimously approved.

PRESENTATION:

a) 3660 S. Lindbergh Blvd.

Mr. Norbert Glassl representing HR Sheevam asked for an extension on the previous gravel lot special permit.

Mr. Baker stated there was not a problem with it remaining as it was until the City could approve an extension in September. He explained the City still had the escrow and did not feel it was an issue.

The Board decided to put the item on the September agenda.

Mr. Glassl continued presenting the new concept plan for the proposed hotel. Discussion was had on the new building placement. Alderman McMunn stated she liked the two hotels lined up as shown on the new concept plan. There was discussion on cross access within the parking lots. Alderman McMunn asked if there was still a pool planned. Mr. Glassl replied yes but it would now be enclosed in the back of the building.

CONSENT AGENDA:

- a) Bills to be approved.
- b) Request by St. Justin Martyr for special event Fall Festival with temporary liquor license September 29-30, 2023 at 11910 Eddie and Park Road.
- c) Request by Laumeier Sculpture Park for temporary signage and one way traffic during special event Laumeier After Dark November 4, 2023 at 12580 Rott Road.

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

PUBLIC HEARING:

The Board will consider a petition for a Conditional Use Permit to operate a Water Systems Facility on a property zoned NU Non-Urban located at 13190 Gravois Road.

Mr. Baker explained the CUP petition for the water system facility. He stated they would tear down the existing facility and build a new one just to the North. Mr. Baker stated the use was already designated for a utility.

The Board will consider a petition for a Final Development Plan to construct a 21-Lot Single Family Home Development on a property zoned PD-RV- Planned Development-Residential Villa known as Gates Manor.

Mr. Drew Weber spoke on the Gates Manor Development plan. He explained none of the homes would front Denny Road. He reviewed requirements for the final development plan and stated all the lots were the same and in substantial compliance with the preliminary development plan. He explained they were requesting 2 readings.

There was discussion on the tree replacement plan approved by the Tree Board and their recommendations. Additional discussion ensued on the landscaping for lots 1 and 21, as well as what recommendations Rolwes would be implementing.

PUBLIC COMMENT:

Mayor Fribis called on members of the audience.

- 1. Mr. Kevin Palubiak of 9430 Parklind Drive stated he would like the Gates Manor project to get started as quickly as possible due to him seeing trespassers with flashlights inside the vacant properties in the evenings.
- 2. Mr. John Neff of #2 Kennerly Manor Road addressed the Board in favor of Bill No 22. Mr. Neff stated as an appraiser, he felt the change was necessary. He stated the flexibility of the change would help the City.

OLD BUSINESS:

**Bill No 21- An Ordinance amending Section 7.5 - Application Requirements of Section 7- Commercial, Office, and/or Industrial Planned Development Section 1.5 of Appendix A of the Unified Development Ordinance related to Traffic Study Requirements and Level “D” Service
SECOND READING**

Alderman Daues read Bill No. 21 for a second reading.
Alderman Daues made a motion to approve Bill No. 21.
Alderman Epperson seconded the motion.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=7, No =1)

Aye: Alderman Friedmann, Alderman Epperson, Alderman Hof, Alderman Daues, Alderman McMunn, Alderman Fernandez, Alderman Wong
Nay: Alderman Davis

Mayor Fribis declared Bill No. 21 to become Ordinance # 2310.

**Bill No. 22- An Ordinance amending Section 7.5- Application Requirements of Section 7- Commercial, Office, and/or Industrial Planned Development of the Unified Development Ordinance related to Traffic Study Requirements
SECOND READING**

Alderman Hof read Bill No. 22 for a second reading.
Alderman McMunn made a motion to approve Bill No. 22.
Alderman Daues seconded the motion.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=8)

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

Mayor Fribis declared Bill No. 22 to become Ordinance # 2311.

CITY OFFICIAL AND COMMITTEE REPORTS:

City Clerk/City Administrator Brittany Gillett stated they were working on rates with Travelers Insurance and there would be an increase in the budget.

Director of Finance Susanna Messmer stated the 2024 budgeting process was underway and the first draft was due back by August 18, 2023.

Chief of Police Stephen Dodge stated there were issues purchasing new PD vehicles due to manufacturers and delivery times.

Alderman Epperson made a motion to direct staff to bring back legislation for discussion to waive the \$15,000.00 stipulation on the approved budgeted PD vehicles.

Lengthy discussion was had on the process to approve purchasing the PD vehicles.

Alderman McMunn seconded the motion.

Alderman Fernandez made a motion to include the other City departments in addition to the PD.

Alderman Epperson modified his motion to include a Sunset clause for the vehicle exception to be reviewed in 5 years.

The motion passed unanimously.

City Attorney Erin Seele stated nothing to report.

City Engineer Bryson Baker stated the in-house concrete slab projects were moving forward, the Eddie & Park sidewalk project would be going out for bid and was due by September 1, the West Watson phase I project would be out for bid by the end of the year and the new campus sign would be installed within the next week.

Director of Parks & Recreation Gerald Brown was absent.

COMMITTEE REPORTS:

Finance Committee - Alderman Fernandez stated the budget process was underway.

Economic Development Committee – Alderman Hof stated they revisited the passport program and were working on creating a letter to introduce the Committee to the community.

Parks & Recreation Commission – Alderman Wong stated the Parks Commission met at the Gempp property and the Makers Market would be Wednesday August 9.

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

Public Works Committee – Alderman Friedmann stated the meeting was held August 3 and the parking lot would be resealed the same week the Community Center was closed to minimize the inconvenience to residents. She also stated there was discussion on budgeting next year for a City wide flood and storm water study, as well as possible solutions to the Denny Road speeding problem.

NEW BUSINESS:

Bill No. 25- An Ordinance establishing a procedure to disclose potential conflicts of interest and substantial interests for certain officials

FIRST READING

***Staff has requested a second reading**

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

Alderman Epperson made a motion to suspend the rules and read Bill No. 25 for a second reading. Alderman Hof seconded the motion.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=8)

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

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

ROLL CALL VOTE:

Vote: Passed (Summary Yes=8)

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

Mayor Fribis declared Bill No. 25 to become Ordinance # 2312.

Bill No. 26- An Ordinance approving and adopting a budget adjustment to the 2023 budget

FIRST READING

***Staff has requested a second reading**

Alderman Epperson read Bill No. 26 for a first reading.

Alderman Epperson made a motion to suspend the rules and read Bill No. 26 for a second reading.
Alderman Hof seconded the motion.

Lengthy discussion was had on removing the pay grade changes. It was explained this was for a grade change,
not an immediate pay increase.

Ms. Gillett explained the employee changes could be split out separately as a group each year. Discussion on
bringing back legislation for employee pay and grade changes was had.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=8)

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

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

ROLL CALL VOTE:

Vote: Passed (Summary Yes=8)

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

Mayor Fribis declared Bill No. 26 to become Ordinance # 2313.

**Bill No. 27- An Ordinance amending various provisions of the Code of Ordinances of the City of Sunset
Hills relating to bonds**

FIRST READING

***Staff has requested a second reading**

Alderman Wong read Bill No. 27 for a first reading.

Alderman McMunn made a motion to suspend the rules and read Bill No. 27 for a second reading.
Alderman Daues seconded the motion.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=8)

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

Alderman Wong read Bill No. 27 for a second reading.
Alderman Wong made a motion to approve Bill No. 27.
Alderman McMunn seconded the motion.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=8)

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

Mayor Fribis declared Bill No. 27 to become Ordinance # 2314.

Bill No. 28- An Ordinance granting a Conditional Use Permit to Missouri American Water, Inc. for construction of a Water Systems Facility at 13190 Gravois Road, per application P-19-23

FIRST READING

***Petitioner has requested a second reading**

Alderman Davis read Bill No. 28 for a first reading.

Alderman Davis made a motion to suspend the rules and read Bill No. 28 for a second reading.
Alderman Hof seconded the motion.

ROLL CALL VOTE:

Vote: Failed (Summary Yes=3, No =5)

Aye: Alderman Daues, Alderman Hof, Alderman Davis

Nay: Alderman Epperson, Alderman Friedmann, Alderman Wong, Alderman Fernandez, Alderman McMunn

Bill No. 29- An Ordinance approving a Final Development Plan for the Gates Manor Subdivision

FIRST READING

***Petitioner has requested a second reading**

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

Alderman Davis made a motion to suspend the rules and read Bill No. 29 for a second reading.
Alderman Epperson seconded the motion.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=7, No =1)

Aye: Alderman Davis, Alderman Friedmann, Alderman Epperson, Alderman Hof, Alderman Daues, Alderman McMunn, Alderman Fernandez

Nay: Alderman Wong

Discussion ensued over requiring the recommendations from the Tree Board.

Alderman Friedmann asked about changing her vote approving the second reading.

Discussion was had on what needed to be done to change the vote for the second reading.

Alderman Daues stated leaving the empty houses for another month was a public safety issue and stated it needed to move forward. He reiterated there were repercussions for delaying the project.

Alderman Friedmann stated she decided not to change her original vote.

Alderman Fernandez read Bill No. 29 for a second reading.

Alderman Epperson made a motion to approve Bill No. 29.

Alderman Hof seconded the motion.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=7, No =1)

Aye: Alderman Epperson, Alderman Hof, Alderman Daues, Alderman McMunn, Alderman Fernandez, Alderman Davis, Alderman Friedmann

Nay: Alderman Wong

Mayor Fribis declared Bill No. 29 to become Ordinance # 2315.

Bill No. 30- An Ordinance authorizing the City to enter into an Intergovernmental Reciprocity Agreement establishing the mutual waiver of fees

FIRST READING

***Staff has requested a second reading**

Alderman McMunn read Bill No. 30 for a first reading.

Alderman Hof made a motion to suspend the rules and read Bill No. 30 for a second reading.

Alderman Davis seconded the motion.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=8)

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

Alderman McMunn read Bill No. 30 for a second reading.

Alderman McMunn made a motion to approve Bill No. 30.

Alderman Hof seconded the motion.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=8)

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

Mayor Fribis declared Bill No. 30 to become Ordinance # 2316.

Resolution No. 687- A Resolution approving a donation of an estimated 20” x 20” piece of pink granite to be used at the base of the Park Plaza Courts Historical Neon Route 66 Sign located at 10709 Watson Road Sunset Hills, Missouri

Alderman Daues read Resolution No. 687.

Alderman McMunn made a motion to approve Resolution No. 687.

Alderman Davis seconded the motion and it was approved with 7 aye votes.

Aye: Alderman Hof, Alderman Daues, Alderman McMunn, Alderman Fernandez, Alderman Wong, Alderman Davis, Alderman Friedmann

Nay: Alderman Epperson

APPOINTMENTS:

- a) Jeffrey Meyers Jr.- Economic Development Committee term to expire 08/08/2025

Alderman McMunn made a motion to approve the appointment.

Alderman Epperson seconded the motion and it was approved with 7 aye votes.

Aye: Alderman Daues, Alderman McMunn, Alderman Fernandez, Alderman Wong, Alderman Davis, Alderman Friedmann
Alderman Epperson

Nay: Alderman Hof

Re-Appointments:

- a) Mark Colombo- Finance Committee term to expire 5/11/2025
- b) Brian Fernandez- Finance Committee term to expire 4/4/2025
- c) Larry Smith- Board of Adjustment term to expire 6/12/2028

Alderman McMunn made a motion to approve the re-appointments.

Alderman Daues seconded the motion and it was unanimously approved.

Aye: Alderman Daues, Alderman McMunn, Alderman Fernandez, Alderman Wong, Alderman Davis, Alderman Friedmann
Alderman Epperson

Nay: Alderman Hof

GENERAL DISCUSSION:

None

REQUEST TO MEET IN CLOSED SESSION PURSUANT TO 610.21 (1), (3) and (12) RSMo TO DISCUSS LEGAL, AND CONTRACT MATTERS:

Alderman Wong made the motion to go into closed session. Alderman Hof seconded the motion.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=8)

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

The Board went into closed session at 7:55 p.m.

The Board reconvened in open session at 9:17 p.m.

ADJOURNMENT:

Alderman Hof made a motion to adjourn the meeting. Alderman Daues seconded the motion and it was unanimously approved.

Meeting adjourned at 9:17 p.m.

Deputy City Clerk
Lori Stone