

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF ALDERMEN
OF THE CITY OF SUNSET HILLS, MISSOURI
HELD ON TUESDAY, APRIL 24, 2007

BE IT REMEMBERED that the Board of Aldermen of the City of Sunset Hills, Missouri met in regular session at City Hall Quarters, 3939 S. Lindbergh Blvd., in said City on Tuesday, April 24, 2007. The meeting convened at 7:30 p.m.

The meeting began with those present standing for the reciting of the Pledge of Allegiance.

ROLL CALL

Present:	John T. Hunzeker	-Mayor
	Michael Sawicki	-Alderman – WARD I
	Frank Hardy	-Alderman – WARD I
	John W. Littlefield	-Alderman – WARD II
	Thomas Hrastich	-Alderman – WARD II
	Lynn D. Flowers	-Alderman – WARD III
	Jan Hoffmann	-Alderman – WARD III
	Frank Gregory	-Alderman – WARD IV
	Donald L. Parker	-Alderman – WARD IV
	Laura A. Rider	-City Clerk
	William LaGrand	-Chief of Police
	Anne C. Lamitola	-City Engineer
	Robert C. Jones	-City Attorney
	Gerald Brown	-Director of Parks and Recreation
Absent:	Thomas Fleer	-City Collector

APPROVAL OF THE MINUTES

Copies of the Minutes of the March 27, 2007 Board of Aldermen meeting were distributed to the members for their review. Alderman Gregory made a motion to accept the Minutes as submitted. Alderman Flowers seconded the motion, and it was unanimously approved.

READING OF THE ELECTION RESULTS

Mrs. Rider read the election results of Tuesday, April 3, 2007:

ALDERMEN

Ward I	Douglas McGuire	109 votes (unopposed)
Ward II	John W. Littlefield	250 votes (unopposed)
Ward III	Jan Hoffmann	293 votes (incumbent)
	Wolfgang D. Volz	109

Ward IV Mike Svoboda 226 votes
Donald Parker 137 votes (incumbent)

Proposition P 818 Yes votes
392 No votes

Mayor Hunzeker presented Alderman Parker a plaque of appreciation for his years of service as a member of several committees as well as his service as an Alderman. Those present applauded Alderman Parker in appreciation of his service to the City.

Mayor Hunzeker presented a plaque of appreciation to Alderman Sawicki for his years of service as a member and chairman of several committees as well as his service as an Alderman. Those present applauded Alderman Sawicki in appreciation of his service to the City.

Alderman Sawicki thanked those involved in City government; particularly the Department Heads who make the job of an Alderman much easier. He also expressed appreciation to former Mayor James Hobbs and former Alderman John Tipton for their encouragement.

Alderman Parker stated he agrees with the comments made by Alderman Sawicki and added that the City staff is an outstanding group of people that he has enjoyed working with.

Alderman Hardy questioned if the items under Old Business should be addressed before adjournment Sine Die. Mr. Jones replied he did not think so and explained that there is a continuing situation; some of the old business has been amended. The Public Hearing is actually New Business and there would be a position of addressing the new business after the old business. Mr. Jones stated he also looked at the Section in the Code of Ordinances that addresses bills. Bills do not lapse after the election, the new bills start again with Bill #1. Mr. Jones stated that he feels the agenda is in appropriate order unless the Board desires to make a motion to have the current Board conduct the public hearings and vote on Bills No. 58, 59 and 60.

ADJOURNMENT SINE DIE

Alderman Hrastich made a motion to adjourn Sine Die at 7:40 p.m. Alderman Littlefield seconded the motion, and it was unanimously approved.

SWEARING IN OF NEWLY ELECTED OFFICIALS

Mrs. Rider administered the oaths of office to the newly elected officials.

ROLL CALL – NEW BOARD

Present:	John T. Hunzeker	-Mayor
	Douglas McGuire	-Alderman – WARD I
	Franklin A. Hardy	-Alderman – WARD I
	John W. Littlefield	-Alderman – WARD II
	Thomas Hrastich	-Alderman – WARD II
	Jan Hoffmann	-Alderman – WARD III
	Lynn D. Flowers	-Alderman – WARD III
	Mike Svoboda	-Alderman – WARD IV
	Frank Gregory	-Alderman – WARD IV
	Laura A. Rider	-City Clerk

William LaGrand -Chief of Police
Anne C. Lamitola -City Engineer
Robert C. Jones -City Attorney
Gerald Brown -Director of Parks and Recreation

Absent: Thomas Flear -City Collector

REQUESTS FOR BUSINESS LICENSE:

A) JP's Corner, 11890 Gravois, business and liquor license

Mr. Joseph White was present. JP's Corner has been in business for the past 17 years. Mr. White will take over ownership of the business. The operation of JP's Corner will not change.

Alderman Hoffmann made a motion to approve the above request for business license. Alderman Flowers seconded the motion, and it was unanimously approved.

B) Buchanan Energy (convenience store), 4504 S. Lindbergh, business and liquor license

Mr. Craig Hansen was present. The store is located at the corner of Lindbergh and Gravois (BP station). Alderman Hrastich affirmed the 5% beer and wine application and serving on Sunday. Sale of liquor will be no different and there are plans to update the station. Mr. Hansen stated the station is under new ownership.

Alderman Hardy made a motion to approve the above request for business and liquor license. Alderman Hrastich seconded the motion, and it was unanimously approved.

REQUESTS TO BE HEARD

A) Request from Wired Coffee to hold an outdoor "Karaoke Night" in the courtyard at 3860 S. Lindbergh Blvd.

Mr. Jan Jobe, owner, was present. The intent of courtyard is for community events. This event will be open to Lindbergh high school students from 7 p.m. to 9 p.m. If all goes well, future events will be considered. The event will be held on the 3rd Thursday in May. The owners of the plaza, McEagle, have already approved this event. Alderman McGuire expressed concerns of how many students were expected and the strain of parking. There are only two other businesses that will be open at that time.

Alderman Littlefield made a motion to approve the above request. Alderman Hoffmann seconded the motion, and it was unanimously approved.

B) Request from Regions Bank to host a customer appreciation day to be held in their parking lot at 10722 Sunset Hills Plaza.

A representative was not present.

Alderman Gregory made a motion to approve the above request. Alderman Flowers seconded the motion, and it was unanimously approved.

PUBLIC HEARING: Amend Appendix B (Zoning Regulations) of the Code of Ordinances of the City of Sunset Hills, Missouri, by repealing

Sec. 4.8 thereof and enacting a new Sec. 4.8 relative to R-6 Zoning District.

Alderman Hrastich stated that this amendment to the Zoning Regulations would change the lot size in Sunset Manor to 5000 sq ft, coverage 60% and keep front and rear setbacks as they were. Side setbacks would be reduced to 3'. Planning & Zoning's recommendation was that attached housing be eliminated from the bill.

Roseanne Stein spoke in favor of the amendments to the zoning regulations. Ms. Stein stated that attached housing would encourage more rentals and she doesn't want more rentals. Kathy Tripp stated that she does not want duplexes or attached housing and it would encourage more rentals. Christina Spiegel hopes that the amendments are passed but wishes only to include single family homes. Alderman Hrastich showed a slide presentation about a hybrid home built near Patterson, NJ. The home is only 30 feet wide and it would fit very nicely on the lots in Sunset Manor. Kathy Tripp asked for an explanation of attached housing. Alderman Littlefield stated that attached housing usually denotes more green space. Alderman Flowers expressed attached houses can be good, such as the City already has in the Courtyards and Sunset Grove. Alderman Hardy stated that he did make calls to residents in Sunset Manor and the majority was in favor of attached housing.

Mayor Hunzeker declared the public hearing closed.

PUBLIC HEARING: Amend Sec. 2.3-1 of Appendix B (Zoning Regulations) of the Code of Ordinances of the City of Sunset Hills, Missouri by rezoning from "R-5" Residential District to "R-6" Residential District the following described property:

All residential property in the northeast quadrant of Lindbergh Boulevard/Watson Road intersection starting at the point where the east line of Lindbergh Boulevard and the north line of Watson Road intersect, thence proceeding north along the east line of Lindbergh Boulevard to the north city limits, thence proceeding east along the north line of the city limits to the east line of the city limits, thence proceeding south along the east line of the city limits to the north line of Watson Road, thence proceeding west along the north line of Watson Road to the point of beginning,, plus all public facilities and public properties therein.

Alderman Hrastich stated that this change would make the lots in Sunset Manor 5000 sq ft lots.

Mayor Hunzeker declared the public hearing closed.

PUBLIC HEARING: Amend various sections of Appendix B (Zoning Regulations) of the Code of Ordinances of the City of Sunset Hills, Missouri.

Alderman Flowers stated the definition of garages and storage structures would change. These changes would allow the City to have more control.

Mayor Hunzeker declared the public hearing closed.

OLD BUSINESS

Bill #58-2 An ordinance amending Appendix B (Zoning Regulations) of the Code of Ordinances of the City of Sunset Hills, Missouri, by repealing Sec. 4.8 thereof and enacting a new Sec. 4.8 relative to R-6 Zoning District. FIRST READING

Alderman Hrastich read Bill #58-2 by title only. FIRST READING

Alderman Littlefield made a motion to suspend the rules and read Bill #58-2 for a second time. Alderman Hrastich seconded the motion, and the members voted:

Alderman Hrastich	AYE
Alderman Hoffmann	AYE
Alderman McGuire	AYE
Alderman Flowers	AYE
Alderman Hardy	AYE
Alderman Svoboda	AYE
Alderman Littlefield	AYE
Alderman Gregory	AYE

There being 8 AYE votes and 0 NAY votes, the motion passed.

Alderman Hrastich read Bill #58-2 by title only. SECOND READING.

Alderman Littlefield made a motion to approve Bill #58-2. Alderman Hrastich seconded the motion and the members voted:

Alderman Hrastich	AYE
Alderman Hoffmann	NAY
Alderman McGuire	AYE
Alderman Flowers	AYE
Alderman Hardy	AYE
Alderman Svoboda	AYE
Alderman Littlefield	AYE
Alderman Gregory	AYE

There being 7 AYE votes and 1 NAY vote, the motion passed.

Mayor Hunzeker declared Bill #58-2 adopted and placed in the custody of the City Clerk and entered as Ordinance #1673 of the City of Sunset Hills.

Bill #58 (Amended) An ordinance amending Appendix B (Zoning Regulations) of the Code of Ordinances of the City of Sunset Hills, Missouri by repealing Sec. 4.8 thereof and enacting a new Sec. 4.8 relative to R-6 Zoning District. FIRST READING

Alderman Hrastich made a motion to withdraw Bill #58-2 (Amended). Alderman Littlefield seconded the motion and the members voted:

Alderman Littlefield	AYE
Alderman Hardy	AYE
Alderman Svoboda	AYE
Alderman Gregory	AYE
Alderman Hrastich	AYE
Alderman McGuire	AYE
Alderman Flowers	AYE
Alderman Hoffmann	NAY

There being 7 AYE votes and 1 NAY vote the motion passed. Bill #58(Amended) is withdrawn.

Bill #59-3 An ordinance amending Sec. 2.3-1 of Appendix B (Zoning Regulations) of the Code of Ordinances of the City of Sunset Hills, Missouri by rezoning from "R-5" Residential District to "R-6" Residential District the land described herein. FIRST READING.

Alderman Hardy read Bill #59-3 by title only. FIRST READING

Alderman Hrastich made a motion to suspend the rules and read Bill #59-3 for a second time. Alderman Gregory seconded the motion and the members voted:

Alderman Flowers	AYE
Alderman McGuire	AYE
Alderman Littlefield	AYE
Alderman Svoboda	AYE
Alderman Hardy	AYE
Alderman Gregory	AYE
Alderman Hoffmann	AYE
Alderman Hrastich	AYE

There being 8 AYE votes and 0 NAY votes the motion passed.

Alderman Hardy read Bill #59-3 by title only. SECOND READING.

Alderman Littlefield made a motion to approve Bill #59-3. Alderman Gregory seconded the motion, and the members voted:

Alderman Hrastich	AYE
Alderman Hoffmann	AYE
Alderman McGuire	AYE
Alderman Flowers	AYE
Alderman Svoboda	AYE
Alderman Hardy	AYE
Alderman Littlefield	AYE
Alderman Gregory	AYE

There being 8 AYE votes and 0 NAY votes, the motion passed.

Mayor Hunzeker declared Bill #59-3 adopted and placed in the custody of the City Clerk and entered as Ordinance #1674 of the City of Sunset Hills.

Bill #60-4 An ordinance amending various sections of Appendix B (Zoning Regulations of the Code of Ordinances of the City of Sunset Hills, Missouri. FIRST READING.

Alderman Flowers read Bill #60-4 by title only. Alderman Gregory made a motion to suspend the rules and read Bill #60-4 for a second time. Alderman Flowers seconded the motion and the members voted:

Alderman Flowers	AYE
Alderman McGuire	AYE
Alderman Littlefield	AYE
Alderman Svoboda	AYE
Alderman Hardy	AYE
Alderman Gregory	AYE
Alderman Hoffmann	AYE
Alderman Hrastich	AYE

There being 8 AYE votes and 0 NAY votes, the motion passed.

Alderman Flowers read Bill #60-4 by title only. SECOND READING.

Alderman Gregory made a motion to approve Bill #60-4 Alderman Flowers seconded the motion, and the members voted:

Alderman Flowers	AYE
Alderman McGuire	AYE
Alderman Littlefield	AYE
Alderman Svoboda	AYE
Alderman Hardy	AYE
Alderman Gregory	AYE
Alderman Hoffmann	AYE
Alderman Hrastich	AYE

There being 8 AYE votes and 0 NAY votes, the motion passed.

Mayor Hunzeker declared Bill #60-4 adopted and placed in the custody of the City Clerk and entered as Ordinance #1675 of the City of Sunset Hills.

CITY OFFICIAL AND COMMITTEE REPORTS

- (A) TREASURER/COLLECTOR – Mr. Fleer was not present.
- (B) CITY CLERK – Mrs. Rider stated the city received notification from St. Louis County that the community development block grant agreement will be renewed for the next three year cycle. The city does not need to take any action unless we choose not to participate. The funds for 2007 have not been expended yet but applications have been received. Alderman Hardy inquired as to when applications will be accepted for the next three year cycle. Mrs. Rider will contact St. Louis County and report findings at the next meeting.
- (C) CHIEF OF POLICE – Chief LaGrand reported serious offenses have decreased; arrests are up; traffic enforcement has increased; accidents have decreased. Alderman Hrastich inquired why assaults in Ward 2 are up. Chief LaGrand stated that some of incidents depend on where they're reported vs. where they occurred. Chief LaGrand will research the exact addresses.

- (D) CITY ATTORNEY – Mr. Jones nothing to report but a meeting is to be held after this meeting.
- (E) CITY ENGINEER – Mrs. Lamitola stated the Hilltop pre-construction meeting has been held. Relocates begin next week and are projected to be completed by June. Contractor Gershenson Construction will begin in June and be completed by the fall. City Hall improvements regarding Plaza Renderings will be presented to the board on May 8th and roof replacement will begin in the next few weeks. On the MODOT section of Weber Hill Road the contractor has done the base repair and the asphalt overlay. A new project to conduct a flood study in the areas of Sappington, Lindbergh, Gravois, and I-270 is underway. In regard to code compliance and Sunset Manor, there are 15 properties that remain from the original citations. Three properties have been categorized as nuisance properties and will be referred to municipal court. Street department crews have been working on various projects on Weber Hill Road and mowing the right of way throughout the city. They also assisted with the 5K race that was held last weekend. Building permit reviews continue as usual. Seven petitions have been received for the Planning & Zoning meeting on May 2nd and one petition for Board of Adjustment on April 26th.
- (F) PARKS DIRECTOR – Mr. Brown provided a brief update of the grant awarded from Trail Net to have a bike trail through the city. Phase one presented tonight is the analysis report. The next step of the grant is a public forum for citizen input. Final completion of the grant is to have the analysis report and possible trail route. Possible completion June 13th. Mayor Hunzeker commended the Parks Department for the improvements made at the athletic fields.

(G) COMMITTEE REPORTS

FINANCE – Alderman Hrastich reported that the finance committee met last week and selected Southwest Bank as the city depository.

PARKS AND RECREATION – Alderman Hoffmann congratulated the Parks Department for receiving the Forest Relief Municipal Award.

PARKS STEERING COMMITTEE – Alderman Littlefield mentioned the bikable/walkable community project. The Committee is meeting Monday night. Alderman Littlefield stated that he enjoyed the 5k walk on Saturday.

POLICE ADVISORY – Alderman Gregory had nothing to report.

PUBLIC WORKS – Alderman Flowers stated the Committee met last week and discussed the Hilltop Drive project and the roof repairs. The committee also received an update on the remaining Weber Hill Road issues. Alderman Flowers met with Congressman Akin to hopefully allocate some money to start in the right direction for getting the Old Gravois Bridge replaced.

SPECIAL PROJECTS COMMITTEE – Alderman Hrastich stated they just received the final draft of the contract for the new website.

REQUESTS TO BE HEARD (NON-AGENDA)

There were no requests.

NEW BUSINESS

Bill #1 An ordinance approving a lot split for Weber Hill Estates at 9857 Eagle Hill Lane to divide one lot of record into two one acre parcels. **FIRST READING** (Pulled from agenda-modification tool needed before presentation)

Alderman Gregory stated that this bill has been removed from the agenda. Some modifications will need to be made to the plan.

Resolution No. 289 A resolution selecting Southwest Bank as the City Depository

Alderman Gregory read Resolution No. 289.

Alderman Hoffman made a motion to approve Resolution No. 289. Alderman Hrastich seconded the motion, and the members voted:

Alderman Gregory	AYE
Alderman Hardy	AYE
Alderman Svoboda	AYE
Alderman Sawicki	AYE
Alderman Hrastich	AYE
Alderman Littlefield	AYE
Alderman Flowers	AYE
Alderman Hoffmann	AYE

There being 8 AYE votes and 0 NAY votes, the motion passed.

Vote to elect an Acting President of the Board of Aldermen.

The City Clerk passed out ballots. Alderman Hardy received 5 votes, Alderman Littlefield received 2 votes, and Alderman Gregory received 1 vote. Therefore, Alderman Hardy has been elected as acting President of the Board of Aldermen.

Proclaim Saturday, May 5, 2007 as “Alwal B. Moore Recognition Day”

Mayor Hunzeker read the above Proclamation.

A MOTION TO HOLD A CLOSED MEETING

Alderman Littlefield made a motion to hold a closed meeting with closed votes and records immediately after adjournment of this meeting. Alderman Hrastich seconded the motion, and the members voted:

Alderman Littlefield	AYE
Alderman Flowers	AYE
Alderman McGuire	AYE
Alderman Hardy	AYE
Alderman Svoboda	AYE
Alderman Hrastich	AYE
Alderman Hoffmann	AYE

Alderman Gregory AYE

There being 8 AYE votes and 0 NAY votes, the motion passed.

BILLS TO BE APPROVED

Alderman Gregory made a motion to approve payment of the bills. Alderman McGuire seconded the motion, and it was unanimously approved.

APPOINTMENTS

Mayor Hunzeker requested the following appointments:

- Alderman McGuire - Business Development Committee and Police Advisory Committee
- Alderman Svoboda – Finance Committee and Parks Commission
- Alderman Hoffmann – Special Projects Committee
- Alderman Gregory – Public Works Chairman and Special Projects Committee
- Alderman Flowers – Special Projects Committee and Police Advisory Committee
- Alderman Littlefield – Special Projects Committee Chairman
- Alderman Hrastich – Public Works Committee and Finance Committee Chairman

Alderman Hoffmann stated that she was not aware of an opening on the Parks Commission. City Attorney Jones stated that the Mayor could add another alderman to the committee if he wanted to do that.

Alderman Hoffmann made a motion to approve the above appointments as requested. Alderman Hrastich seconded the motion and it was unanimously approved.

ADJOURNMENT

Alderman Hrastich made a motion to adjourn the meeting at 8:47 p.m. Alderman Hoffmann seconded the motion, and it was unanimously approved.

Nancy Knibb