

**CITY OF SUNSET HILLS  
BOARD OF ALDERMEN  
A G E N D A  
JANUARY 11, 2022  
6:00 P.M.**

**A meeting of the Board of Aldermen was called by Mayor Patricia Fribis and will be held virtually via Zoom**

**You can join the meeting via Zoom.com or by using the following link:**

**[https://us02web.zoom.us/j/82507477077?  
pwd=T2V3di9aZWZRSmMrOVprVXN0ZDd6Zz09](https://us02web.zoom.us/j/82507477077?pwd=T2V3di9aZWZRSmMrOVprVXN0ZDd6Zz09)**

**Or, you can dial in at 312-626-6799**

**Meeting ID: 825 0747 7077**

**Password: 162135**

**No comments will be taken from the public during the meeting, with exception of during the public hearings. If you wish to submit comments to be read aloud into the record on any topics other than the public hearings, please submit them in writing to [bgillett@sunset-hills.com](mailto:bgillett@sunset-hills.com) no later than 4 pm on Tuesday, January 11, 2022. All submittals must include your name and address. Comments must not contain vulgar language or exceed three minutes in duration.**

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF THE AGENDA
4. APPROVAL OF MINUTES

Approval of the minutes of the December 14, 2021 regular and closed session meetings.

Documents:

5. CONSENT AGENDA

Bills to be approved

Documents:

[REPORTS DECEMBER 2021 EXPENDITURES BY DEPT.PDF](#)  
[REPORTS DECEMBER 2021 EXPENDITURES BY TYPE.PDF](#)  
[REPORTS DECEMBER 2021 EXPENDITURES BY VENDOR.PDF](#)

6. PUBLIC HEARINGS

Public Hearing: The Board will consider a petition for an Amended Development Plan submitted by Sandin Engineering for improvements to the existing development located at 10893 Sunset Hills Plaza.

Public Hearing: The Board will consider a petition for a Conditional Use Permit submitted by Sandin Engineering for a restaurant with a patio located at 10893 Sunset Hills Plaza.

Documents:

[PUBLIC HEARINGS.PDF](#)

7. PUBLIC COMMENT

8. OLD BUSINESS

None

9. CITY OFFICIAL AND COMMITTEE REPORTS

City Clerk/City Administrator, Brittany Gillett  
Director of Finance, Susanna Messmer  
Chief of Police, Stephen Dodge  
City Attorney, James C. Hetlage  
City Engineer, Bryson Baker  
Director of Parks & Recreation, Gerald Brown

Committee Reports

Finance Committee – Alderman Stewart  
Economic Development Committee – Aldermen Price  
Parks & Recreation Commission – Alderman Wong  
Police Advisory Board – Alderman Epperson  
Public Works Committee – Alderman Friedmann

Documents:

[REPORTS POLICE DECEMBER MONTHLY STATISTICS.PDF](#)  
[REPORTS PW ENGINEER REPORT \(002\).PDF](#)

REPORTS PARKS JANUARY 2022.PDF  
REPORTS COURT SMC.PDF  
REPORTS IMDS -COURT REPORT.PDF

10. NEW BUSINESS

10.I. BILL NO. 35

An Ordinance of the City of Sunset Hills, Missouri, providing for the approval of an Amended Development Plan for a parcel of property containing 0.68 acres, more or less, located at 10893 Sunset Hills Plaza, Sunset Hills, Missouri, owned by Wagenseil Properties, LLC and matters related thereto, as per application P-25-21

FIRST READING

\*Petitioner has requested a second reading

Documents:

BILL NO 35 EL AGAVE 0) P-25-21 COVER PAGE.PDF  
BILL NO 35 AMENDED DEVELOPMENT PLAN EL AGAVE MEXICAN RESTAURANT 10893 SUNSET HILLS PLAZA (P-25-21).PDF  
BILL NO 35 EL AGAVE 1) P-25-21 EL-AGAVE - SECOND READING REQUEST FORM.PDF  
BILL NO 35 EL AGAVE 2) P-25-21 APPLICATION.PDF  
BILL NO 35 EL AGAVE 3) P-25-21 STAFF REPORT (UPDATED 2).PDF  
BILL NO 35 EL AGAVE 4) P-25 21\_P-26-21 AMENDED DEVELOPMENT PLAN.PDF  
BILL NO 35 EL AGAVE 5) P-25-21\_P-26-21 PETITIONER INFORMATION.PDF  
BILL NO 35 EL AGAVE 6) P-25-21\_P-26-21 RESPONSE LETTER.PDF  
BILL NO 35 EL AGAVE 7) P-25-21 AND P-26-21 PUBLIC HEARINGS.PDF

10.II. BILL NO. 36

An Ordinance granting a Conditional Use Permit to Tacoma LLC for operation of a restaurant at 10893 Sunset Hills Plaza, Sunset Hills, Missouri, as per application P-26-21

FIRST READING

\*Petitioner has requested a second reading

Documents:

BILL NO 36 EL AGAVE 0) P-26-21 COVER PAGE.PDF  
BILL NO 36 CUP EL AGAVE MEXICAN RESTAURANT 10893 SUNSET HILLS PLAZA P-26-21 (01-04-2022).PDF  
BILL NO 36 EL AGAVE 1) P-26-21 EL-AGAVE - SECOND READING REQUEST FORM.PDF  
BILL NO 36 EL AGAVE 2) P-26-21 APPLICATION.PDF  
BILL NO 36 EL AGAVE 3) P-26-21 STAFF REPORT (UPDATED).PDF  
BILL NO 36 EL AGAVE 4) P-25 21\_P-26-21 AMENDED DEVELOPMENT PLAN.PDF  
BILL NO 36 EL AGAVE 5) P-25-21 AND P-26-21 PUBLIC HEARINGS.PDF

10.III. RESOLUTION NO. 594

A Resolution amending the City of Sunset Hills Personnel Policy Manual

Documents:

[RESOLUTION NO 594 COVER PAGE - PERSONNEL MANUAL.PDF](#)  
[RESOLUTION NO 594 PERSONNEL MANUAL PTO JANUARY 2022.PDF](#)  
[RESOLUTION NO 594 PERSONNEL MANUAL AMENDED JANUARY 2022 - REDLINED.PDF](#)

10.IV. RESOLUTION NO. 595

A Resolution approving a contract with Conference Technologies, Inc. and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 595 COVER PAGE - AV BIDS.PDF](#)  
[RESOLUTION NO 595 - CHAMBERS AV EQUIPMENT UPGRADE CONTRACT 2022.PDF](#)  
[RESOLUTION NO 595 2022 SUNSET HILLS AUDIO-VIDEO BIDS - CCS.PDF](#)  
[RESOLUTION NO 595 2022 SUNSET HILLS AUDIO-VIDEO BIDS - CTI.PDF](#)  
[RESOLUTION NO 595 2022 SUNSET HILLS AUDIO-VIDEO BIDS - TSI.PDF](#)

10.V. RESOLUTION NO. 596

A Resolution approving a contract with Truck Centers, Inc. and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 596 COVER PAGE 2 TON DUMPTRUCK.PDF](#)  
[RESOLUTION NO 596 - FREIGHTLINER 2 TON DUMP TRUCK CONTRACT.PDF](#)  
[RESOLUTION NO 596 JANUARY - SUNSET HILLS - BOA BID SHEET - 2 TON TRUCK.PDF](#)

10.VI. RESOLUTION NO. 597

A Resolution approving a contract with Sunset Auto Company and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 597 COVER PAGE SUNSET FORD VEHICLES.PDF](#)  
[RESOLUTION NO 597 2022 RESOLUTION SUNSET FORD-VEHICLES \(4\)\).PDF](#)  
[RESOLUTION NO 597 2022 STATE BIDS-FORD ONLY.PDF](#)  
[RESOLUTION NO 597 2022 SUNSET FORD PU QUOTE.PDF](#)  
[RESOLUTION NO 597 2022 SUNSET FORD SUV QUOTE.PDF](#)

10.VII. RESOLUTION NO. 598

A Resolution approving a contract with Ideal Landscape and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 598 COVER PAGE - MOWING BID.PDF](#)  
[RESOLUTION NO 598 MOWING SERVICES IDEAL LANDSCAPE 2022.PDF](#)  
[RESOLUTION NO 598 MEMO CONTRACTUAL MOWING SERVICES 2.PDF](#)  
[RESOLUTION NO 598 MOWING SERVICES REFERENCES.PDF](#)  
[RESOLUTION NO 598 CONTRACTUAL MOWING SERVICES \(BID PROPOSAL\).PDF](#)

10.VIII. RESOLUTION NO. 599

A Resolution approving a contract with Jim Trenary Motorsports, Inc. and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 599 COVER PAGE ADMIN - KAWASAKI MULE.PDF](#)  
[RESOLUTION NO 599 JIM TRENARY KAWASAKI MULE PRO 2022.PDF](#)  
[RESOLUTION NO 599 CONTRACT FOR UTILITY VEHICLE.PDF](#)

10.IX. RESOLUTION NO. 600

A Resolution approving a contract with Oates Associates and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 600 COVER PAGE OATES ASSOCIATES.PDF](#)  
[RESOLUTION NO 600 OATES ASSOCIATES CONTRACT.PDF](#)  
[RESOLUTION NO 600 EDDIE PARK SIDEWALK PROPOSAL.PDF](#)

11. APPOINTMENTS

Parks & Recreation Commission- Natalie Akins- At large, term to expire 01/11/2025

12. P&Z COMPOSITION DISCUSSION

Documents:

[MEMO - PZ COMPOSITION.PDF](#)

13. GENERAL DISCUSSION

14. REQUEST TO MEET IN CLOSED SESSION PURSUANT TO 610.21.(1) RSMo TO DISCUSS LEGAL MATTERS

Documents:

[CLOSED AGENDA MEETING JANUARY 11, 2022.PDF](#)

15. ADJOURNMENT