

**CITY OF SUNSET HILLS
BOARD OF ALDERMEN
A G E N D A
JANUARY 12, 2021
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/88057493552?
pwd=N1NDeTZGbkrU28zRIJsWDBscTB6UT09](https://us02web.zoom.us/j/88057493552?pwd=N1NDeTZGbkrU28zRIJsWDBscTB6UT09)**

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

Meeting ID: 880 5749 3552

Password: 571716

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 no later than 4pm on Tuesday, January 12, 2021. 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 MINUTES

Approval of the minutes of the November 24, 2020 closed session meeting, the December 8, 2020 regular meeting and the December 22, 2020 special and closed session meetings

Documents:

[MINUTES 12.8.2020 BOA MEETING FINAL.PDF](#)
[MINUTES DECEMBER 22 BOA SPECIAL MEETING.PDF](#)

4. CONSENT AGENDA

a) Bills to be approved

Documents:

[EXPENSE APPROVAL REPORT.PDF](#)

5. PUBLIC HEARINGS

Public Hearing: The Board will consider a petition submitted by Special School District of St. Louis County, for improvements to South County Technical School at 12721 West Watson Road a) An Amended Conditional Use Permit

Documents:

[PUBLIC HEARING SPECIAL SCHOOL DISTRICT.PDF](#)

6. PUBLIC COMMENT

7. OLD BUSINESS

7.I. RECONSIDERATION OF BILL NO. 18

An Ordinance amending Ordinance number 2146, approving an Amended Development Plan for St. Louis Bombers RFC for redevelopment of the property at 13450 West Watson Road *Pursuant to State Statute 77.270 the Mayor has enacted her right to veto Bill No. 18 and has returned, with objections, for Board reconsideration

Documents:

[BILL NO 18 COVER PAGE - RECONSIDERATION OF BILL NO. 18.PDF](#)
[BILL NO 18 ST. LOUIS BOMBERS AMENDED ORD 11.17.20.PDF](#)
[BILL NO 18 MAYOR FRIBIS NOV LETTER.PDF](#)
[BILL NO 18 STL BOMBERS RUGBY COMMENTS ON TRAFFIC STUDY JUNE 4 2020.PDF](#)
[BILL NO 18 TRAFFIC STUDY STL BOMBERS RUGBY PARK TIS 031320.PDF](#)
[BILL NO 18 MAYORS OBJECTIONS.PDF](#)

7.II. BILL NO. 20

An Ordinance approving an Amended Development Plan for Friendship Village of South County SECOND READING

Documents:

[BILL NO 20 FRIENDSHIP VILLAGE COVER PAGE.PDF](#)
[BILL NO 20 FRIENDSHIP VILLAGE AM DEV PLAN AMENDED.PDF](#)
[BILL NO 20 FRIENDSHIP VILLAGE 1\) P-13-20 APPLICATION.PDF](#)
[BILL NO 20 FRIENDSHIP VILLAGE 2\) P-13-20 STAFF REPORT \(UPDATED\).PDF](#)
[BILL NO 20 FRIENDSHIP VILLAGE 3\) P-13-20 AMENDED DEVELOPMENT PLAN.PDF](#)
[BILL NO 20 FRIENDSHIP VILLAGE 4\) P-13-20 PROJECT AREA.PDF](#)
[BILL NO 20 FRIENDSHIP VILLAGE 5\) P-13-20 TRUSTEES LETTER.PDF](#)
[BILL NO 20 FRIENDSHIP VILLAGE 6\) P-13-20 PUBLIC HEARING.PDF](#)

7.III. BILL NO. 21

An Ordinance granting a Conditional Use Permit to Missouri American Water Company for installation of a new water tower at 11832 Sappington Barracks Road SECOND READING

Documents:

[BILL NO 21 MISSOURI AMERICAN WATER AGENDA ITEMS COVER PAGE.PDF](#)
[BILL NO 21 MISSOURI AMERICAN WATER CUP FOR TOWER.PDF](#)

BILL NO 21 MISSOURI AMERICAN WATER 1) P-14-20 APPLICATION.PDF
BILL NO 21 MISSOURI AMERICAN WATER 2) P-14-20 STAFF REPORT
(UPDATED).PDF
BILL NO 21 MISSOURI AMERICAN WATER 3) P-14-20 PETITIONER
INFORMATION.PDF
BILL NO 21 MISSOURI AMERICAN WATER 4) P-14-20 SITE PLAN.PDF
BILL NO 21 MISSOURI AMERICAN WATER 5) P-14-20 PHOTOMETRIC
PLAN.PDF
BILL NO 21 MISSOURI AMERICAN WATER 6) P-14-20 PUBLIC
HEARING.PDF
BILL NO 21 MISSOURI AMERICAN WATER 7) P-14-20 SECOND READING
REQUEST UPDATED.PDF

7.IV. BILL NO. 22

An Ordinance granting a Conditional Use Permit to QPS Missouri Holdings, LLC for a
Medical Marijuana Dispensary at 10425 Watson Road
SECOND READING

Documents:

BILL NO 22 QPS CUP COVER PAGE.PDF
BILL NO 22 QPS DISPENSARY CUP.PDF
BILL NO 22 QPS 1) P-15-20 APPLICATION.PDF
BILL NO 22 QPS 2) P-15-20 STAFF REPORT (UPDATED).PDF
BILL NO 22 QPS 3) P-15-20 SITE PLAN.PDF
BILL NO 22 QPS 4) P-15-20 EXISTING ELEVATIONS.PDF
BILL NO 22 QPS 5) P-15-20 PRESENTATION TO PZ.PDF
BILL NO 22 QPS 6) P-15-20 STATE LICENSING REQUIREMENTS.PDF
BILL NO 22 QPS 7) P-15-20 LETTER OF OPPOSITION.PDF
BILL NO 22 QPS 8) P-15-20 PUBLIC HEARING.PDF

8. CITY OFFICIAL AND COMMITTEE REPORTS

- City Clerk/City Administrator, Brittany Gillett
- Director of Finance, Susanna Messmer
- Chief of Police, Stephen Dodge
- City Attorney, Robert E. Jones
- City Engineer, Bryson Baker
- Director of Parks & Recreation, Gerald Brown

Committee Reports

- a) Finance Committee -Alderman Colombo
- b) Economic Development Committee – Alderman Price
- c) Parks & Recreation Commission – Alderman Bersche
- d) Police Advisory Board – Alderman Bersche
- e) Public Works Committee- Alderman Lipe

Documents:

REPORTS BALANCE SHEET AS OF DEC 31 2020.PDF
REPORTS COLLECTORS REPORT AS OF DEC 31 2020.PDF
REPORTS EXPENDITURES REPORT AS OF DEC 31 2020.PDF
REPORTS DECEMBER POLICE MONTHLY STATISTICS.PDF
REPORTS PW ENGINEER REPORT.PDF
REPORTS PARKS JAN- 2021.PDF
REPORTS DECEMBER 2020 COURT.PDF

9. NEW BUSINESS

9.I. BILL NO. 23

An Ordinance granting an Amended Conditional Use Permit to Special School District of St. Louis County for improvements to South County Technical School at 12721 W. Watson Road FIRST READING

Documents:

[BILL NO 23 COVER PAGE - SPECIAL SCHOOL DISTRICT SOUTH COUNTY TECH CUP.PDF](#)
[BILL NO 23 SPECIAL SCHOOL DISTRICT SOUTH COUNTY TECHNICAL SCHOOL AMENDED CUP 1.6.21 ORD.PDF](#)
[BILL NO 23 SPECIAL SCHOOL DISTRICT SOUTH COUNTY TECH 1\) P-16-20 APPLICATION \(002\).PDF](#)
[BILL NO 23 SPECIAL SCHOOL DISTRICT SOUTH COUNTY TECH 2\) P-16-20 STAFF REPORT \(UPDATED\).PDF](#)
[BILL NO 23 SPECIAL SCHOOL DISTRICT SOUTH COUNTY TECH 3\) P-16-20 SITE PLAN.PDF](#)
[BILL NO 23 SPECIAL SCHOOL DISTRICT SOUTH COUNTY TECH 4\) P-16-20 BUILDING ELEVATIONS.PDF](#)
[BILL NO 23 SPECIAL SCHOOL DISTRICT SOUTH COUNTY TECH 5\) P-16-20 PUBLIC HEARING.PDF](#)

9.II. RESOLUTION NO. 544

A Resolution adopting a Diversity and Inclusion Statement for the City of Sunset Hills

Documents:

[RESOLUTION NO 544 COVER PAGE - DIVERSITY AND INCLUSION STATEMENT.PDF](#)
[RESOLUTION NO 544 DIVERSITY AND INCLUSIVITY.PDF](#)
[RESOLUTION NO 544 CITY OF SUNSET HILLS DIVERSITY AND INCLUSIVITY STATEMENT.PDF](#)

9.III. RESOLUTION NO. 545

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

Documents:

[RESOLUTION NO 545 COVER PAGE - SKID LOADER PURCHASE \(002\).PDF](#)
[RESOLUTION NO 545 FABICK CAT SKID LOADER PURCHASE.PDF](#)
[RESOLUTION NO 545 2021 289D3 XPS QUOTE.PDF](#)

9.IV. RESOLUTION NO. 546

A Resolution approving a contract with D&S Fencing Co. and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 546 GUARD RAIL PURCHASE COVER PAGE.PDF](#)
[RESOLUTION NO 546 D AND S FENCING CO. GUARDRAIL REPLACEMENT.PDF](#)
[RESOLUTION NO 546 GUARD RAIL BID 2021.PDF](#)

10. APPOINTMENTS

None

11. EXTENDING DUE DATE FOR BUSINESS LICENSE FEES DISCUSSION

Documents:

[BUSINESS LICENSE FEE DISCUSSION COVER PAGE.PDF](#)

12. PARACLETE PROPERTY DISCUSSION

Documents:

[PARACLETE PROPERTY COVER PAGE.PDF](#)

[PARACLETE PROPERTY MEMO.PDF](#)

[PARACLETE PROPERTY SITE PLAN.PDF](#)

13. GENERAL DISCUSSION

14. ADJOURNMENT