

**CITY OF SUNSET HILLS  
BOARD OF ALDERMEN  
A G E N D A  
OCTOBER 8, 2019  
6:00 P.M.**

**A meeting of the Board of Aldermen will be held in the Robert C. Jones Auditorium at City Hall, 3939 S. Lindbergh Boulevard**

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. APPROVAL OF MINUTES

Approval of the minutes of the September 10, 2019 regular and closed session meetings

Documents:

[MINUTES 9 10 19 BOA MEETING.PDF](#)

4. EMPLOYEE RECOGNITION

Police Officer Shaun Gibbons- 10 years of service

5. CONSENT AGENDA

a) Bills to be approved

b) Request by Beer Outside for a temporary liquor license for special event Annual MindsEye Fall Classic Beepball Tournament 13555 W. Watson Road October 13, 2019

c) Request by Beer Sauce Shop LLC, for an annual liquor license at 3800 S. Lindbergh Blvd Suite 310

d) Request by 2nd Shift Brewing for a temporary liquor license for the special event Minnie Ha Ha 5k Beer Run and Concert

e) Request by Perennial Artisan Ale for a temporary liquor license for the special event Minnie Ha Ha 5k Beer Run and Concert

Documents:

[CONSENT AGENDA EXPENSE APPROVAL REPORT.PDF](#)

[CONSENT AGENDA BEER OUTSIDE-10012019125918.PDF](#)

[CONSENT AGENDA BEER SAUCE SHOP LIQUOR LICENSE.PDF](#)

[CONSENT AGENDA CRIDER BREWING DBA 2ND SHIFT BREWING.PDF](#)

[CONSENT AGENDA PERENNIAL PARTNERS.PDF](#)

6. PUBLIC HEARING

PUBLIC HEARING: The Board will consider a petition for a Conditional Use Permit, submitted by Jim Keras Automotive Group, for an automobile and light truck sales dealership at 10100 & 10150 Watson Road

PUBLIC HEARING: The Board will consider a petition for a Conditional Use Permit, submitted by Beer Sauce SH, LLC, for a restaurant as part of a retail establishment at 3880 South Lindbergh Boulevard

PUBLIC HEARING: The Board will consider a petition for the termination and dissolution of the 10100 Watson Road Community Improvement District

Documents:

[PUBLIC HEARING JIM KERAS AUTOMOTIVE P-17-19.PDF](#)  
[PUBLIC HEARING BEER SAUCE SH P-22-19.PDF](#)  
[PUBLIC HEARING WATSON ROAD CID DISSOLUTION.PDF](#)

7. PUBLIC COMMENT

8. OLD BUSINESS

8.I. BILL NO. 73

An Ordinance approving an Amended Development Plan for Sunset Transportation to make changes to the approved Final Development Plan for the property located at 10877 Watson Road  
SECOND READING

*\*\*Postponed until the November 12, 2019 Board of Aldermen Meeting*

Documents:

[BILL NO 73 SUNSET TRANSPORTATION AM DEV PLAN 9 4 19.PDF](#)  
[BILL NO 73 1\) P-18-19 APPLICATION.PDF](#)  
[BILL NO 73 2\) P-18-19 STAFF REPORT \(UPDATED\).PDF](#)  
[BILL NO 73 3\) P-18-19 SITE PLAN.PDF](#)  
[BILL NO 73 4\) P-18-19 LANDSCAPE PLAN.PDF](#)  
[BILL NO 73 5\) P-18-19 PHOTOMETRIC PLAN.PDF](#)  
[BILL NO 73 6\) P-18-19 PUBLIC HEARING.PDF](#)

9. CITY OFFICIAL AND COMMITTEE REPORTS

- City Clerk/City Administrator, Eric Sterman
- 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 Baebler
- c) Parks & Recreation Commission – Alderman Bersche
- d) Police Advisory Board – Alderman Bersche
- e) Public Works Committee- Alderman Krueger

Documents:

[REPORTS PARKS.PDF](#)  
[REPORTS COURT.PDF](#)  
[REPORTS POLICE.PDF](#)  
[REPORTS PW.PDF](#)  
[REPORTS ADMIN.PDF](#)  
[REPORTS BALANCE SHEET AS OF SEP 30 2019.PDF](#)  
[REPORTS COLLECTORS REPORT AS OF SEP 30 2019.PDF](#)  
[REPORTS EXPENDITURES REPORT AS OF SEP 30 2019.PDF](#)

## 10. NEW BUSINESS

### 10.I. BILL NO. 75

An Ordinance providing for the approval of a Subdivision Plat for a lot consolidation to combine two lots at 10150 and 10100 Watson Road as provided in Appendix A of the Code of Ordinances of City of Sunset Hills, Missouri  
FIRST READING

Documents:

[BILL NO 75 LOT CONSOLIDATION JIM KERAS.PDF](#)  
[BILL NO 75 JIM KERAS AUTOMOTIVE 1\) P-16-19 APPLICATION.PDF](#)  
[BILL NO 75 JIM KERAS AUTOMOTIVE 2\) P-16-19 STAFF REPORT \(UPDATED\).PDF](#)  
[BILL NO 75 JIM KERAS AUTOMOTIVE 3\) P-16-19 LOT CONSOLIDATION.PDF](#)

### 10.II. BILL NO. 76

An Ordinance granting a Conditional Use Permit to Jim Keras Automotive Group for an automobile and light truck dealership  
FIRST READING

Documents:

[BILL NO 76 JIM KERAS AUTOMOTIVE CUP.PDF](#)  
[BILL NO 76 JIM KERAS AUTOMOTIVE 1\) P-17-19 APPLICATION.PDF](#)  
[BILL NO 76 JIM KERAS AUTOMOTIVE 2\) P-17-19 STAFF REPORT \(UPDATED\).PDF](#)  
[BILL NO 76 JIM KERAS AUTOMOTIVE 3\) P-17-19 SITE PLAN.PDF](#)  
[BILL NO 76 JIM KERAS AUTOMOTIVE 4\) P-17-19 LANDSCAPE PLAN.PDF](#)  
[BILL NO 76 JIM KERAS AUTOMOTIVE 5\) P-17-19 PHOTOMETRIC PLAN.PDF](#)  
[BILL NO 76 JIM KERAS AUTOMOTIVE 6\) P-17-19 ELEVATION.PDF](#)  
[BILL NO 76 JIM KERAS AUTOMOTIVE 7\) P-17-19 PETITIONER INFORMATION.PDF](#)  
[BILL NO 76 JIM KERAS AUTOMOTIVE 8\) P-17-19 PUBLIC HEARING.PDF](#)

### 10.III. BILL NO. 77

An Ordinance granting a Conditional Use Permit to Beer Sauce SH, LLC, for operation of a restaurant as part of a retail establishment at 3880 South Lindbergh Boulevard Suite 310

FIRST READING

*\*Petitioner has requested a second reading*

Documents:

[BILL NO 77 BEER SAUCE SH LLC CUP 10.1.19.PDF](#)  
[BILL NO 77 BEER SAUCE SH 1\) P-22-19 APPLICATION.PDF](#)  
[BILL NO 77 BEER SAUCE SH 2\) P-22-19 STAFF REPORT \(UPDATED\).PDF](#)  
[BILL NO 77 BEER SAUCE SH 3\) P-22-19 PETITIONER INFORMATION.PDF](#)  
[BILL NO 77 BEER SAUCE SH 4\) P-22-19 PUBLIC HEARING.PDF](#)  
[BILL NO 77 SECOND READING REQUEST - BEER SAUCE SH LLC.PDF](#)

### 10.IV. BILL NO. 78

An Ordinance approving the petition by the owners of certain real property, terminating and dissolving the 10100 Watson Road Community Improvement District  
FIRST READING

Documents:

[BILL NO 78 10100 WATSON ROAD CID TERMINATION.PDF](#)  
[BILL NO 78 BOD MINUTES AUGUST 21 2019 SIGNED.PDF](#)  
[BILL NO 78 PETITION FOR DISSOLUTION 10100 WATSON RD CID SIGNED.PDF](#)  
[BILL NO 78 RESO 19-002 AMEND 2019 BUDGET.PDF](#)  
[BILL NO 78 RESO 19-003 REPEAL SAT 10100 WR CID.PDF](#)  
[BILL NO 78 RESO 19-004 PETITION FOR DISSOLUTION 10100 WR CID.PDF](#)  
[BILL NO 78 RESO 19-005 CERTIFICATION.PDF](#)  
[BILL NO 78 RESO 19-005 FINAL ACTIONS 10100 WR CID.PDF](#)

10.V. BILL NO. 79

An Ordinance prohibiting the sale of tobacco products and electronic smoking devices to persons less than twenty-one years of age  
FIRST READING

Documents:

[BILL NO 79 SALE OF TOBACCO AND SMOKING PROD ORD. 8.14.19.PDF](#)

10.VI. RESOLUTION NO. 511

A Resolution adopting the St. Louis Regional Hazard Mitigation Plan

Documents:

[RESOLUTION NO 511 HAZARD MITIGATION PLAN 2019.PDF](#)  
[RESOLUTION NO 511 STL REGIONAL HAZARD MITIGATION PLAN.PDF](#)

10.VII. RESOLUTION NO. 512

A Resolution authorizing the Mayor and/or City Administrator of Sunset Hills, Missouri to sign an easement agreement with MSD

Documents:

[RESOLUTION NO 512 MSD EASEMENT AGREEMENT.PDF](#)  
[RESOLUTION NO 512 AGREEMENT.PDF](#)

11. APPOINTMENTS

None

12. GENERAL DISCUSSION

13. REQUEST TO MEET IN CLOSED SESSION PURSUANT TO 610.21.3 AND 610.21.1  
RSMo TO DISCUSS REAL ESTATE MATTERS

Documents:

[CLOSED AGENDA OCTOBER 8 2019.PDF](#)

14. ADJOURNMENT