

**CITY OF SUNSET HILLS  
BOARD OF ALDERMEN  
A G E N D A  
FEBRUARY 9, 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](mailto:bgillett@sunset-hills.com) no later than 4pm on Tuesday, February 9, 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

Documents:

[MINUTES JANUARY 12 BOA FINAL.PDF](#)  
[MINUTES JANUARY 26 BOA FINAL.PDF](#)

4. CONSENT AGENDA

- a) Bills to be approved
- b) Request for new liquor license by SWP Inc. for Holiday Inn SW
- c) Request for Special Event Permit by Figge's Produce to sell Valentine's Day items February 11-14, 2021 at 3825 S. Lindbergh Blvd.

Documents:

[CONSENT AGENDA EXPENSE APPROVAL REPORT.PDF](#)  
[CONSENT AGENDA LIQUOR LICENSE APPLICATIONS FROM SWP HOLIDAY INN SW.PDF](#)  
[CONSENT AGENDA SPECIAL EVENT REQUEST FIGGES PRODUCE.PDF](#)

5. PUBLIC HEARINGS

Public Hearing: The Board will consider a Petition for a Lot Split at 9475 Golfhurst Lane

Public Hearing: The Board will consider a petition for an Amended Development Plan, submitted by Edison Real Estate Three, LLC, for changes to the intersection at 3720 South Lindbergh Boulevard

Documents:

[PUBLIC HEARING GOLFINHURST LOT SPLIT.PDF](#)  
[PUBLIC HEARING EDISON REAL ESTATE THREE LLC TIDAL WAVE.PDF](#)

6. PUBLIC COMMENT

7. OLD BUSINESS

7.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  
SECOND 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](#)

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

- Finance Committee -Alderman Colombo
- Economic Development Committee – Alderman Price
- Parks & Recreation Commission – Alderman Bersche
- Police Advisory Board – Alderman Bersche
- Public Works Committee- Alderman Lipe

#### Documents:

[REPORTS BALANCE SHEET PRELIMINARY AS OF DEC 31 2020.PDF](#)  
[REPORTS COLLECTORS REPORT PRELIMINARY AS OF DEC 31 2020.PDF](#)  
[REPORTS EXPENDITURES REPORT PRELIMINARY AS DEC 31 2020.PDF](#)  
[REPORTS PD JANUARY MONTHLY STATISTICS.PDF](#)  
[REPORTS PW ENGINEER REPORT.PDF](#)  
[REPORTS PARKS FEB 2021.PDF](#)  
[REPORTS JAN 2021 COURT REPORTS.PDF](#)

### 9. NEW BUSINESS

#### 9.I. BILL NO. 24

An Ordinance providing for the approval of a Subdivision Plat for a Lot Split of the property at 9475 Golfhurst Lane as provided in Appendix A, Section 4 of the Code of Ordinances of the City of Sunset Hills, Missouri

FIRST READING

\*Petitioner has requested a second reading

#### Documents:

[BILL NO 24 COVER PAGE GOLFINHURST LOT SPLIT P-01-21.PDF](#)  
[BILL NO 24 9475 GOLFINHURST LOT SPLIT 4.16.19.PDF](#)  
[BILL NO 24 LOT SPLIT GOLFINHURST 1\) P-01-21 APPLICATION.PDF](#)  
[BILL NO 24 LOT SPLIT GOLFINHURST 2\) P-01-21 UPDATED STAFF REPORT.PDF](#)  
[BILL NO 24 LOT SPLIT GOLFINHURST 3\) P-01-21 LOT SPLIT PLAT.PDF](#)  
[BILL NO 24 LOT SPLIT GOLFINHURST 4\) P-01-21 PUBLIC HEARING.PDF](#)  
[BILL NO 24 LOT SPLIT GOLFINHURST 5\) P-01-21 SECOND READING REQUEST FORM.PDF](#)

#### 9.II. BILL NO. 25

An Ordinance approving an Amended Development Plan for Edison Real Estate Three, LLC

FIRST READING

#### Documents:

[BILL NO 25 COVER PAGE EDISON REAL ESTATE THREE LLC TIDAL WAVE COVER PAGE.PDF](#)  
[BILL NO 25 EDISON REAL ESTATE THREE LLC TIDAL WAVE AM DEV PLAN.PDF](#)  
[BILL NO 25 1\) P-02-21 APPLICATION.PDF](#)  
[BILL NO 25 2\) P-02-21 UPDATED STAFF REPORT.PDF](#)  
[BILL NO 25 3\) P-02-21 AMENDED DEVELOPMENT PLAN.PDF](#)  
[BILL NO 25 4\) P-02-21 EMAIL RE CHANGES.PDF](#)  
[BILL NO 25 5\) P-02-21 OCCUPANCY AGREEMENT.PDF](#)

BILL NO 25 6) P-02-21 MODOT APPROVAL LETTER.PDF  
BILL NO 25 7) P-21-18 APPROVED DEVELOPMENT PLAN.PDF  
BILL NO 25 8) P-21-18 TRAFFIC STUDY MEMO.PDF  
BILL NO 25 9) P-20-18 TRAFFIC STUDY.PDF  
BILL NO 25 10) P-20-18 MODOT TRAFFIC STUDY RESPONSE.PDF  
BILL NO 25 11) P-02-21 PUBLIC HEARING.PDF  
BILL NO 25 12) P-02-21 PUBLIC COMMENT.PDF

9.III. BILL NO. 26

An Ordinance amending the process for payment of Business License fees  
FIRST READING

Documents:

BILL NO 26 BUSINESS LICENSE FEE COVER PAGE.PDF  
BILL NO 26 BUSINESS LICENSE PAYMENT (AMENDING PROCESS) ORD  
2.2.21.PDF

9.IV. BILL NO. 27

An Ordinance revising and clarifying the definitions of unlawful signs in Appendix D of  
the Code of Ordinances of the City of Sunset Hills  
FIRST READING

Documents:

BILL NO 27 COVER PAGE POLE SIGN .PDF  
BILL NO 27 LEGAL SIGN ORD 2.2.21.PDF  
BILL NO 27 111318 POLE SIGN ORDINANCE 2117.PDF

9.V. RESOLUTION NO. 547

A Resolution authorizing the Mayor and/or City Administrator of Sunset Hills, Missouri  
to sign a temporary workspace agreement with Phillips 66 Pipeline, LLC

Documents:

RESOLUTION NO 547 COVER PAGE - PHILLIPS 66.PDF  
RESOLUTION NO 547 PHILLIPS 66 WORKSPACE AGREEMENT  
AMENDED.PDF  
RESOLUTION NO 547 PHILLIPS 66 AGREEMENT MO-SL-166.000  
AMENDMENT\_TO\_ROW REV1\_SUNSET (002).PDF

9.VI. RESOLUTION NO. 548

A Resolution declaring surplus property and authorizing the sale of such property on  
Gov.Deals website

Documents:

RESOLUTION NO 548 COVER PAGE SURPLUS EQUIPMENT.PDF  
RESOLUTION NO 548 SURPLUS EQUIPMENT 2021 (002).PDF

9.VII. RESOLUTION NO. 549

A Resolution approving a contract with Frazier Davis Construction Company for the  
resurfacing of four (4) tennis courts and authorizing the Mayor and/or City  
Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

RESOLUTION NO 549 COVER PAGE - TENNIS COURT RESURFACING

(002).PDF  
RESOLUTION NO 549 TENNIS COURTS 2021.PDF  
RESOLUTION NO 549 MEMO TENNIS COURT RESURFACING 2021.PDF  
RESOLUTION NO 549 TENNIS COURT PROPOSAL.PDF

9.VIII. RESOLUTION NO. 550

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 550 551 AGENDA ITEMS COVER PAGE - 2021 FORD  
PUI.PDF  
RESOLUTION NO 550 SUNSET FORD-VEHICLES.PDF  
RESOLUTION NO 550 551 2021 VEHICLE INFO FOR BOA.PDF

9.IX. RESOLUTION NO. 551

A Resolution approving a contract with Ed Roehr Safety Equipment and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

RESOLUTION NO 550 551 AGENDA ITEMS COVER PAGE - 2021 FORD  
PUI.PDF  
RESOLUTION NO 551 ED ROEHR-EQUIPMENT.PDF  
RESOLUTION NO 550 551 2021 VEHICLE INFO FOR BOA.PDF

9.X. RESOLUTION NO. 552

A Resolution approving a service agreement with Rejis and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

RESOLUTION NO 552 AGENDA ITEMS COVER PAGE - REJIS.PDF  
RESOLUTION NO 552 REJIS.PDF  
RESOLUTION NO 552 911 RTA SERVICE AGREEMENT - SUNSET HILLS -  
02.01.2021.DOCX.PDF  
RESOLUTION NO 552 911 RTA TOS.PDF

9.XI. RESOLUTION NO. 553

A Resolution approving a contract with St. Louis Roofing and Exteriors and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

RESOLUTION NO 553 COVER PAGE CITY HALL FLAT ROOF  
REPLACEMENT.PDF  
RESOLUTION NO 553 ST. LOUIS ROOFING AND EXTERIORS LLC.PDF  
RESOLUTION NO 553 020421 CITY HALL FLAT ROOF REPLACEMENT -  
BIDS.PDF

10. APPOINTMENTS

None

11. PARACLETE PROPERTY DISCUSSION

Documents:

[PARACLETE PROPERTY COVER PAGE FEB 9TH.PDF](#)  
[PARACLETE PROPERTY MEMO.PDF](#)  
[PARACLETE PROPERTY SITE PLAN.PDF](#)

12. GENERAL DISCUSSION

13. REQUEST TO MEET IN CLOSED SESSION PURSUANT TO 610.21.(1), (2), (3), AND (12)  
RSMo TO DISCUSS LEGAL, REAL ESTATE, PERSONNEL AND CONTRACT MATTERS

Documents:

[CLOSED AGENDA FEBRUARY 09 2021.PDF](#)

14. ADJOURNMENT