

**CITY OF SUNSET HILLS
BOARD OF ALDERMEN
MEETING AGENDA
FEBRUARY 10, 2026
6:00 P.M.**

**A meeting of the Board of Aldermen was called by Mayor Patricia Fribis and will be held in the Robert C. Jones Auditorium at City Hall, 3939 S. Lindbergh Boulevard
And virtually via Zoom**

<https://us02web.zoom.us/j/88069916630?pwd=5lemarda2GojvJDJAfb2FgiMVB76Vu.1>

You can join the meeting via Zoom.com

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

Meeting ID: 880 6991 6630

Password: 788491

Public comments will be taken at the meeting, however, if you are unable to attend and 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 4 pm on Tuesday, February 10, 2026. 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 January 13 regular and closed session meetings and the January 27, 2026 special meeting.

Documents:

[MINUTES DRAFT BOA JANUARY 13, 2026.PDF](#)

[MINUTES DRAFT BOA SPECIAL MEETING JANUARY 27, 2026.PDF](#)

5. CONSENT AGENDA

a) Bills to be approved.

b) Request by Memories Car Club for annual Car Cruise at Faith Church 13001 Gravois

Road on the first Friday of each month April through October 2026.

- c) Request from Laumeier Sculpture Park, 12580 Rott Road, for City sponsorship of the annual Art Fair May 8-10, 2026, temporary signage, and one way traffic on Rott Road during the event.

Documents:

[CONSENT AGENDA EXPENDITURES BY DEPT_ JAN 2026.PDF](#)
[CONSENT AGENDA EXPENDITURES BY TYPE_ JAN 2026.PDF](#)
[CONSENT AGENDA EXPENDITURES BY VENDOR_ JAN 2026.PDF](#)
[CONSENT AGENDA MEMORIES CAR CLUB CRUISES 2026.PDF](#)
[CONSENT AGENDA 2026 LAUMEIER ART FAIR SUNSET HILLS ONE WAY LETTER.PDF](#)
[CONSENT AGENDA 2026 LAUMEIER ART FAIR SUNSET HILLS SIGNAGE LETTER AND MAP.PDF](#)

6. PRESENTATION

Sunset Hills Subaru Conceptual Plan

Documents:

[PRESENTATION SUNSET HILLS SUBARU.PDF](#)

7. PUBLIC HEARINGS

8. PUBLIC COMMENT

9. OLD BUSINESS

9.I. BILL NO. 137

An Ordinance exempting the City of Sunset Hills, Missouri from the provisions of Section 311.2026 RSMO relating to liquor licenses
SECOND READING

Documents:

[BILL NO 137 LIQUOR HOURS OPT OUT 1\) COVER PAGE.PDF](#)
[BILL NO 137 LIQUOR HOURS OPT OUT 2\) ORDINANCE V2 .PDF](#)

9.II. BILL NO. 138

An Ordinance of the City of Sunset Hills, Missouri approving the amendment of the petition of the Viking Conference Center Community Improvement District
SECOND READING

Documents:

[BILL NO 138 ORDINANCE APPROVING VIKING CONFERENCE CENTER CID AMENDED PETITION 1\) COVER PAGE.PDF](#)
[BILL NO 138 ORDINANCE APPROVING VIKING CONFERENCE CENTER CID AMENDED PETITION 2\) ORDINANCE.PDF](#)
[BILL NO 138 ORDINANCE APPROVING VIKING CONFERENCE CENTER](#)

CID AMENDED PETITION 3) AMENDED PETITION.PDF
BILL NO 138 ORDINANCE APPROVING VIKING CONFERENCE CENTER
CID AMENDED PETITION 4) ORIGINAL PETITION2.PDF
BILL NO 138 ORDINANCE APPROVING VIKING CONFERENCE CENTER
CID AMENDED PETITION 5) PUBLIC HEARING2.PDF

9.III. BILL NO. 139

An ordinance rezoning a 23.9 acre tract of land located at 13165 Maple Drive from the "PD-MXD" Planned Development Mixed Use District to the "R1" Residence District and amending the official zoning map. (P-10-25)
SECOND READING

Documents:

BILL NO 139 REZONING 13165 MAPLE DRIVE MINOR SUBDIV. 1) COVER PAGE.PDF
BILL NO 139 REZONING 13165 MAPLE DRIVE MINOR SUBDIV. 2) ORDINANCE V2.PDF
BILL NO 139 REZONING 13165 MAPLE DRIVE MINOR SUBDIV. 3) STAFF REPORT.PDF
BILL NO 139 REZONING 13165 MAPLE DRIVE MINOR SUBDIV. 4) LEGAL DESCRIPTION.PDF
BILL NO 139 REZONING 13165 MAPLE DRIVE MINOR SUBDIV. 5) ZONING EXHIBIT.PDF
BILL NO 139 REZONING 13165 MAPLE DRIVE MINOR SUBDIV. 6) PUBLIC HEARING NOTICE (002).PDF

9.IV. BILL NO. 140

An ordinance providing for the approval of a minor subdivision plat for the 13165 Maple Drive minor log subdivision, a 23.9-acre tract of land zoned R1 residence district located at 13165 Maple Drive.
SECOND READING

Documents:

BILL NO 140 MINOR SUBDIVISION PLAT FOR 13165 MAPLE DR. 1)COVER PAGE.PDF
BILL NO 140 MINOR SUBDIVISION PLAT FOR 13165 MAPLE DR. 2) ORDINANCE V2.PDF
BILL NO 140 MINOR SUBDIVISION PLAT FOR 13165 MAPLE DR. 3) STAFF REPORT.PDF
BILL NO 140 MINOR SUBDIVISION PLAT FOR 13165 MAPLE DR. 4) MINOR SUBDIVISION PLAT.PDF
BILL NO 140 MINOR SUBDIVISION PLAT FOR 13165 MAPLE DR. 5) PUBLIC HEARING NOTICE.PDF

10. CITY OFFICIAL AND COMMITTEE REPORTS

City Clerk/City Administrator, Brittany Gillett

Director of Finance, Jeff Trentmann

Chief of Police, Stephen Dodge

City Attorney, Erin Seele

Director of Planning & Public Works, Mike Knight

Director of Parks & Recreation, Gerald Brown

Committee Reports

Finance Committee – Alderman Brian Fernandez

Parks & Recreation Commission – Alderman Marie Davis

Police Advisory Board – Alderman Greg Colombo

Public Works Committee –

Documents:

[REPORTS EXPENDITURES BY DEPT_JAN 2026.PDF](#)
[REPORTS EXPENDITURES BY TYPE_JAN 2026.PDF](#)
[REPORTS STATEMENT OF REV AND EXP JAN 2026.PDF](#)
[REPORTS YTD REVENUE_JAN 2026.PDF](#)
[REPORTS PW ENGINEER REPORT.PDF](#)
[REPORTS JANUARY POLICE MONTHLY STATISTICS.PDF](#)
[REPORTS PARKS FEBRUARY 2026.PDF](#)
[REPORTS JANUARY 2026 COURT.PDF](#)

11. NEW BUSINESS

11.I. RESOLUTION NO. 791

A resolution approving a contract with MACC Contracting and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 791 MOWING SERVICES 2026 1\)COVER PAGE.PDF](#)
[RESOLUTION NO 791 MOWING SERVICES 2026 2\) RESOLUTION.PDF](#)
[RESOLUTION NO 791 MOWING SERVICES 2026 3\) BID SHEET.PDF](#)
[RESOLUTION NO 791 MOWING SERVICES 2026 4\) MACC LAWN SERVICE CONTRACT.PDF](#)

11.II. RESOLUTION NO. 792

A resolution approving a contract for the purchase of a 2026 2500 HD Chevrolet Silverado and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 792 2026 CHEVY 1\) COVER PAGE.PDF](#)
[RESOLUTION NO 792 2026 CHEVY 2\) RESOLUTION.PDF](#)
[RESOLUTION NO 792 2026 CHEVY 3\) TRUCK BIDS.PDF](#)

11.III. RESOLUTION NO. 793

A Resolution declaring surplus property and authorizing the sale of such property

Documents:

[RESOLUTION NO 793 SURPLUS PROPERTY WIDE FORMAT PRINTER 1\)](#)

COVER PAGE .PDF
RESOLUTION NO 793 SURPLUS PROPERTY WIDE FORMAT PRINTER 2)
RESOLUTION .PDF
RESOLUTION NO 793 SURPLUS PROPERTY WIDE FORMAT PRINTER 3)
PRINTER IMAGE.PDF

11.IV. RESOLUTION NO. 794

A Resolution approving a contract with Spencer Contracting and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

RESOLUTION NO 794 SPENCER CONTRACTING CONCRETE SLAB
REPLACEMENT 1) COVER PAGE.PDF
RESOLUTION NO 794 SPENCER CONTRACTING CONCRETE SLAB
REPLACEMENT 2) RESOLUTION.PDF
RESOLUTION NO 794 SPENCER CONTRACTING CONCRETE SLAB
REPLACEMENT 3) BID TABULATION AND RECOMMENDATION MEMO.PDF
RESOLUTION NO 794 SPENCER CONTRACTING CONCRETE SLAB
REPLACEMENT 4) CONCRETE SLAB REPLACEMENT CONTRACT.PDF

11.V. RESOLUTION NO. 795

A Resolution approving a contract with Sweetens Sealing Services and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

RESOLUTION NO 795 WARD 3 CONCRETE JOINT SEAL BY SWEETENS
SEALING SERVICES 1) COVER PAGE.PDF
RESOLUTION NO 795 WARD 3 CONCRETE JOINT SEAL BY SWEETENS
SEALING SERVICES 2) RESOLUTION.PDF
RESOLUTION NO 795 WARD 3 CONCRETE JOINT SEAL BY SWEETENS
SEALING SERVICES 3) BID TABULATION AND RECOMMENDATION
MEMO.PDF
RESOLUTION NO 795 WARD 3 CONCRETE JOINT SEAL BY SWEETENS
SEALING SERVICES 4) CONTRACT.PDF

11.VI. RESOLUTION NO. 796

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

Documents:

RESOLUTION NO 796 ASPHALT MILL AND OVERLAY BY SPENCER
CONTRACTING 1) COVER PAGE.PDF
RESOLUTION NO 796 ASPHALT MILL AND OVERLAY BY SPENCER
CONTRACTING 2) RESOLUTION.PDF
RESOLUTION NO 796 ASPHALT MILL AND OVERLAY BY SPENCER
CONTRACTING 3) BID TABULATION-RECOMMENDATION MEMO.PDF

RESOLUTION NO 796 ASPHALT MILL AND OVERLAY BY SPENCER
CONTRACTING 4) CONTRACT.PDF

11.VII. RESOLUTION NO. 797

A Resolution approving a slate of Directors for the Viking Conference Center
Community Improvement District

Documents:

RESOLUTION NO 797 APPROVING SLATE OF DIRECTORS FOR VIKING
CID AMENDMENT 1) COVER PAGE.PDF
RESOLUTION NO 797 APPROVING SLATE OF DIRECTORS FOR VIKING
CID AMENDMENT 2) RESOLUTION.PDF

12. APPOINTMENTS

- a) Alderman Ann McMunn- Chairman Public Works Committee- term is concurrent with Aldermanic term
- b) Bill Holland- Finance Committee term to expire 8/12/2027
- c) Kurt Krueger - Public Works Committee - term is concurrent with Aldermanic term

13. GENERAL DISCUSSION

- a) Private Street Cooperative
- b) Senior Living Zoning

Documents:

DISCUSSION ITEM PRIVATE STREET COOPERATIVE MEMO.PDF
DISCUSSION ITEM SENIOR LIVING ZONING MEMO (002).PDF

14. REQUEST TO MEET IN CLOSED SESSION PURSUANT TO RSMo 610.021 (1) TO
DISCUSS LEGAL MATTERS

Documents:

CLOSED AGENDA MEETING FEBRUARY 10, 2026.PDF

15. ADJOURNMENT