

**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](mailto: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 RUNNING LIST COMMITTEES AND COMMISSIONS.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