

**CITY OF SUNSET HILLS  
BOARD OF ALDERMEN  
MEETING AGENDA  
March 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/84395229825?  
pwd=6n2KbnoXuClEbC6vnd6JgtwUd5dMeF.1](https://us02web.zoom.us/j/84395229825?pwd=6n2KbnoXuClEbC6vnd6JgtwUd5dMeF.1)**

**You can join the meeting via Zoom.com**

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

**Meeting ID: 843 9522 9825  
Password: 914636**

**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, March 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 February 10, 2026 regular and closed session meetings.

Documents:

[BOA DRAFT MINUTES FEBRUARY 10, 2026.PDF](#)

5. PRESENTATION
  - a) H.R. Green Stormwater Master Plan

[DRAFT STORMWATER MASTER PLAN](#)  
[APPENDIX A](#)  
[APPENDIX B](#)  
[APPENDIX C](#)  
[APPENDIX D](#)

## 6. CONSENT AGENDA

- a) Bills to be approved.
- b) Request by Swank Motion Pictures for Employee appreciation lunch May 5, 2026 at 10795 Watson Road.
- c) Request by Fairway Automotive to hold an Anniversary Car Show at Faith Church, 13001 Gravois Road, April 25, 2026.
- d) Request for temporary liquor license for Laumeier Art Fair May 8-10, 2026 at 12580 Rott Road.
  - a. Beer Outside
  - b. Narwhals Crafted
  - c. St. Louis Brewery dba Schlafly
  - d. The Tamale Man

### Documents:

[CONSENT AGENDA EXPENDITURES BY DEPT\\_FEB 2026.PDF](#)  
[CONSENT AGENDA EXPENDITURES BY TYPE\\_FEB 2026.PDF](#)  
[CONSENT AGENDA EXPENDITURES BY VENDOR\\_FEB 2026.PDF](#)  
[CONSENT AGENDA SWANK MOTION PICTURES EMPLOYEE APPRECIATION EVENT.PDF](#)  
[CONSENT AGENDA FAIRWAY AUTOMOTIVE CAR SHOW.PDF](#)  
[CONSENT AGENDA FAIRWAY AUTOMOTIVE SITE PLAN FOR FAITH CHURCH.PDF](#)  
[CONSENT AGENDA BEER OUTSIDE REQUEST FOR TEMPORARY LIQUOR LICENSE .PDF](#)  
[CONSENT AGENDA NARWHALS CRAFTED REQUEST FOR TEMPORARY LIQUOR LICENSE.PDF](#)  
[CONSENT AGENDA SCHLAFLY REQUEST FOR TEMPORARY LIQUOR LICENSE ART FAIR.PDF](#)  
[CONSENT AGENDA TAMALE MAN REQUEST FOR TEMPORARY LIQUOR LICENSE ART FAIR.PDF](#)

## 7. PUBLIC HEARINGS

The Board will consider and discuss a request for a Planned Development Permit to construct a new Process Treatment and Softening building at the existing Water System Facility on a 53.6-acre tract of land located at 12710 Maurer Industrial Drive.

The Board will consider and discuss a request to re-zone a 1.2-acre tract of land from "PD-BC" Planned Development-Business Commercial to "LC" Local Commercial District located at 10706 Sunset Hills Plaza

The Board will consider and discuss a request for a Conditional Use Permit to expand the drive thru at an existing restaurant on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza

The Board will consider and discuss a request for a Planned Development Permit to

expand the drive thru at an existing restaurant on a 1.2-acre tract of land located at 10706  
Sunset Hills Plaza

Documents:

[PUBLIC HEARING NOTICE MAWC 12710 MAURER IND. DR.PDF](#)  
[PUBLIC HEARING CHICK FIL A REZONING.PDF](#)  
[PUBLIC HEARING CHICK FIL A CUP.PDF](#)  
[PUBLIC HEARING CHICK FIL A PLANNED DEVELOPMENT.PDF](#)

8. PUBLIC COMMENT
9. OLD BUSINESS
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 – Alderman Ann McMunn

Documents:

[REPORTS EXPENDITURES BY DEPT\\_JAN TO FEB 2026.PDF](#)  
[REPORTS EXPENDITURES BY TYPE\\_JAN TO FEB 2026.PDF](#)  
[REPORTS STATEMENT OF REV AND EXP FEB 2026.PDF](#)  
[REPORTS YTD REVENUE\\_JAN TO FEB 2026.PDF](#)  
[REPORTS RUNNING LIST COMMITTEES AND COMMISSIONS FOR BOA  
3.10.26.PDF](#)  
[REPORTS PW ENGINEER REPORT.PDF](#)  
[REPORTS PD FEBRUARY MONTHLY STATISTICS REPORT.PDF](#)  
[REPORTS PARKS MARCH 2026.PDF](#)  
[REPORTS COURT FEBRUARY 2026.PDF](#)

## 11. NEW BUSINESS

### 11.I. BILL NO. 141

An Ordinance authorizing the City of Sunset Hills to enter into an agreement with the  
Metropolitan St. Louis Sewer District for participation in a Municipal Stormwater Grant  
Program

FIRST READING

\*Staff has requested a second reading

Documents:

BILL NO 141 MSD STORMWATER GRANT PROGRAM 1) COVER PAGE  
V2.PDF  
BILL NO 141 MSD STORMWATER GRANT PROGRAM 2) ORDINANCE.PDF  
BILL NO 141 MSD STORMWATER GRANT PROGRAM 2-A) EXHIBIT 1.PDF

11.II. BILL NO. 142

An Ordinance approving a Planned Development Permit for property zoned "LI" Light Industrial District on a 53.6-acre tract of land located at 12710 Maurer Industrial Dr. (P-06-25)

FIRST READING

\*Petitioner has requested a second reading

Documents:

BILL NO 142 MAWC PDP 12710 MAURER 1) COVER PAGE.PDF  
BILL NO 142 MAWC PDP 12710 MAURER 2) ORDINANCE.PDF  
BILL NO 142 MAWC PDP 12710 MAURER 2A) EXHIBIT A.PDF  
BILL NO 142 MAWC PDP 12710 MAURER 2B) EXHIBIT B.PDF  
BILL NO 142 MAWC PDP 12710 MAURER 3) STAFF REPORT.PDF  
BILL NO 142 MAWC PDP 12710 MAURER 4) APPLICATION.PDF  
BILL NO 142 MAWC PDP 12710 MAURER 5) SITE PLAN.PDF  
BILL NO 142 MAWC PDP 12710 MAURER 6) LIGHTING PLAN.PDF  
BILL NO 142 MAWC PDP 12710 MAURER 7) ARCHITECTURAL  
ELEVATIONS.PDF  
BILL NO 142 MAWC PDP 12710 MAURER 8) RESOLUTION 767 TIS  
WAIVER.PDF  
BILL NO 142 MAWC PDP 12710 MAURER 9) SUPPLEMENTARY  
EXHIBITS.PDF  
BILL NO 142 MAWC PDP 12710 MAURER 10) PUBLIC HEARING  
NOTICE.PDF  
BILL NO 142 MAWC PDP 12710 MAURER 11) SECOND READING  
REQUEST.PDF

11.III. BILL NO. 143

An Ordinance rezoning a 1.2-acre tract of land located at 10706 Sunset Hills Plaza from the "PD-BC" Planned Development-Business Commercial District to the "LC" Local Commercial District and amending the official Zoning District Map (P-02-26)

FIRST READING

Documents:

BILL NO 143 CHICK FIL A REZONING 1) COVER PAGE.PDF  
BILL NO 143 CHICK FIL A REZONING 2) ORDINANCE.PDF  
BILL NO 143 CHICK FIL A REZONING 2A) EXHIBIT A.PDF  
BILL NO 143 CHICK FIL A REZONING 3) STAFF REPORT.PDF  
BILL NO 143 CHICK FIL A REZONING 4) APPLICATION.PDF  
BILL NO 143 CHICK FIL A REZONING 5) SURVEY AND LEGAL  
DESCRIPTION.PDF  
BILL NO 143 CHICK FIL A REZONING 6) OWNERSHIP AND  
AUTHORIZATION.PDF  
BILL NO 143 CHICK FIL A REZONING 7) PUBLIC HEARING.PDF

11.IV. BILL NO. 144

An Ordinance approving a Conditional Use Permit for property zoned "LC" Local Commercial District on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza to expand the drive thru at an existing free-standing restaurant (P-01-26)  
FIRST READING

Documents:

BILL NO 144 CHICK FIL A CUP 1) COVER PAGE.PDF  
BILL NO 144 CHICK FIL A CUP 2) ORDINANCE.PDF  
BILL NO 144 CHICK FIL A CUP 2A) EXHIBIT A.PDF  
BILL NO 144 CHICK FIL A CUP 2B) EXHIBIT B.PDF  
BILL NO 144 CHICK FIL A CUP 3) STAFF REPORT.PDF  
BILL NO 144 CHICK FIL A CUP 4) SITE PLAN.PDF  
BILL NO 144 CHICK FIL A CUP 5) ESTIMATED IMPACT.PDF  
BILL NO 144 CHICK FIL A CUP 6) RESOLUTION 782 TIS WAIVER.PDF  
BILL NO 144 CHICK FIL A CUP 7) OWNERSHIP AND AUTHORIZATION.PDF  
BILL NO 144 CHICK FIL A CUP 8) PUBLIC HEARING.PDF

11.V. BILL NO. 145

An Ordinance approving a Planned Development Permit for property zoned "LC" Local Commercial District on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza (P-09-25)  
FIRST READING

Documents:

BILL NO 145 CHICK FIL A PLANNED DEVELOPMENT PERMIT 1) COVER PAGE.PDF  
BILL NO 145 CHICK FIL A PLANNED DEVELOPMENT PERMIT 2) ORDINANCE.PDF  
BILL NO 145 CHICK FIL A PLANNED DEVELOPMENT PERMIT 2A) EXHIBIT A.PDF  
BILL NO 145 CHICK FIL A PLANNED DEVELOPMENT PERMIT 2B) EXHIBIT B.PDF  
BILL NO 145 CHICK FIL A PLANNED DEVELOPMENT PERMIT 3) STAFF REPORT.PDF  
BILL NO 145 CHICK FIL A PLANNED DEVELOPMENT PERMIT 4) SITE PLAN.PDF  
BILL NO 145 CHICK FIL A PLANNED DEVELOPMENT PERMIT 5) LANDSCAPE PLAN.PDF  
BILL NO 145 CHICK FIL A PLANNED DEVELOPMENT PERMIT 6) LIGHTING PLAN.PDF  
BILL NO 145 CHICK FIL A PLANNED DEVELOPMENT PERMIT 7) SUPPLEMENTARY EXHIBITS.PDF  
BILL NO 145 CHICK FIL A PLANNED DEVELOPMENT PERMIT 8) RESOLUTION 782 TIS WAIVER.PDF  
BILL NO 145 CHICK FIL A PLANNED DEVELOPMENT PERMIT 9) APPLICATION.PDF  
BILL NO 145 CHICK FIL A PLANNED DEVELOPMENT PERMIT 10) PUBLIC HEARING.PDF

11.VI. BILL NO. 146

An Ordinance approving and adopting a budget adjustment to the 2025 budget  
FIRST READING

Documents:

BILL NO 146 BUDGET ADJUSTMENT TO 2025 BUDGET 1) COVER PAGE.PDF  
BILL NO 146 BUDGET ADJUSTMENT TO 2025 BUDGET 2) ORDINANCE.PDF  
BILL NO 146 BUDGET ADJUSTMENT TO 2025 BUDGET 3) 2025 BUDGET FUND STATEMENT.PDF  
BILL NO 146 BUDGET ADJUSTMENT TO 2025 BUDGET 4) 2025 FINAL BUDGET ADJUSTMENT.PDF

11.VII. RESOLUTION NO. 798

A Resolution of the Board of Aldermen of the City of Sunset Hills, Missouri demonstrating the City's Commitment to Public Safety, including a commitment to the reduction of violent crime

Documents:

RESOLUTION NO 798 MO BLUE SHIELD GRANT PUBLIC SAFETY PROGRAM 1) COVER PAGE.PDF  
RESOLUTION NO 798 BLUE SHIELD GRANT PUBLIC SAFETY PROGRAM 2) RESOLUTION.PDF  
RESOLUTION 798 BLUE SHIELD GRANT PUBLIC SAFETY PROGRAM 3) EXECUTIVE ORDER 25-03.PDF

11.VIII. RESOLUTION NO. 799

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

Documents:

RESOLUTION NO 799 PARKS SURPLUS PROPERTY CHEVY SILVERADO 1) COVER PAGE.PDF  
RESOLUTION NO 799 PARKS SURPLUS PROPERTY CHEVY SILVERADO 2) RESOLUTION.PDF

11.IX. RESOLUTION NO. 800

A Resolution approving a contract with T. Hill, Inc. and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

RESOLUTION NO 800 W. WATSON PHASE II CONTRACT WITH T. HILL.1) COVER PAGE.PDF  
RESOLUTION NO 800 W. WATSON PHASE II CONTRACT WITH T. HILL 2) RESOLUTION.PDF  
RESOLUTION NO 800 W. WATSON PHASE II CONTRACT WITH T. HILL 3) EXHIBIT A.PDF  
RESOLUTION NO 800 W. WATSON PHASE II CONTRACT WITH T. HILL 4) BID TABULATION.PDF

11.X. RESOLUTION NO. 801

A Resolution approving a contract with Crawford, Murphy, and Tilly Inc. and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

RESOLUTION NO 801 CONTRACT WITH CRAWFORD MURPHY TILLY WW  
PHASE 3 1) COVER PAGE.PDF  
RESOLUTION NO 801 CONTRACT WITH CRAWFORD MURPHY TILLY WW  
PHASE 3 2) RESOLUTION.PDF  
RESOLUTION NO 801 CONTRACT WITH CRAWFORD MURPHY TILLY WW  
PHASE 3 3) CMT ENGINEERING SERVICES CONTRACT V3.PDF

#### 11.XI. RESOLUTION NO. 802

A Resolution of the Board of Aldermen of the City of Sunset Hills, Missouri, approving a Traffic Impact Study Waiver for Sunset Hills Subaru

Documents:

RESOLUTION NO 802 SUBARU TRAFFIC IMPACT STUDY WAIVER 1)  
COVER PAGE.PDF  
RESOLUTION NO 802 SUBARU TRAFFIC IMPACT STUDY WAIVER 2)  
RESOLUTION.PDF  
RESOLUTION NO 802 SUBARU TRAFFIC IMPACT STUDY WAIVER 3)  
WAIVER REQUEST.PDF  
RESOLUTION NO 802 SUBARU TRAFFIC IMPACT STUDY WAIVER 4)  
CONCEPTUAL SITE PLAN.PDF

#### 11.XII. RESOLUTION NO. 803

A Resolution approving a contract with Crowder Construction Inc. for Watson Trail retaining wall, and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

RESOLUTION NO 803 RETAINING WALL AT WATSON TRAIL PARK 1)  
COVER PAGE.PDF  
RESOLUTION NO 803 RETAINING WALL AT WATSON TRAIL PARK 2)  
RESOLUTION.PDF  
RESOLUTION NO 803 RETAINING WALL AT WATSON TRAIL PARK 3)  
CONTRACT.PDF

#### 12. APPOINTMENTS

- a) Jeff Camilleri- Finance Committee term to expire 2/11/2028
- b) Mike Fitzgerald- Finance Committee term to expire 3/10/2028
- c) Mike Sawicki- Finance Committee term to expire 2/11/2028
- d) Jesse Finney- Police Advisory Board term to expire 3/10/2028

13. GENERAL DISCUSSION

14. REQUEST TO MEET IN CLOSED SESSION PURSUANT TO RSMo 610.021.(1) AND (2)  
TO DISCUSS LEGAL AND REAL ESTATE MATTERS

Documents:

[CLOSED AGENDA MEETING MARCH 10, 2026.PDF](#)

15. ADJOURNMENT