

**CITY OF SUNSET HILLS  
BOARD OF ALDERMEN  
SPECIAL MEETING A G E N D A  
APRIL 26, 2022  
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**

**You can join the meeting via Zoom.com or by using the following link:**

**[https://us02web.zoom.us/j/87299028477?  
pwd=UHgvUFRME14MU9KSWZSS1h4WkRGdz09](https://us02web.zoom.us/j/87299028477?pwd=UHgvUFRME14MU9KSWZSS1h4WkRGdz09)**

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

**Meeting ID: 872 9902 8477**

**Password: 347760**

**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, April 26, 2022. 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 March 8, 2022 regular and closed session meetings.

Documents:

5. PROCLAMATION

- a) Proclaim the month of April as “Arbor Month”
- b) Proclaim the first Thursday in May, 2022 as “A Day of Prayer in Sunset Hills”

Documents:

[PROCLAMATION FOR ARBOR DAY - 2022.PDF](#)  
[PROCLAMATION - NATIONAL DAY OF PRAYER 2022.PDF](#)

6. EMPLOYEE AWARDS

- a) “Employee of the Year” – Police Department
- b) Chief Stephen Dodge- 5 years of service

7. READING OF THE ELECTION RESULTS

- a) Administer the Oath of Office to New Elected Officials

Documents:

[ELECTION RESULTS APRIL 5 2022.PDF](#)

8. CONSENT AGENDA

- a) Bills to be approved
- b) Request for temporary liquor license by for the annual Laumeier Art Fair May 6-8 at 12580 Rott Road.
  - i. Noboleis Vineyards
  - ii. Beer Outside LLC
  - iii. 4 Hands Brewing LLC
  - iv. Midtown Mercantile Co dba Narwhals Crafted Urban Ice
  - v. Mission Taco Joint
  - vi. St. Louis Brewery dba Schlafly
- c) Request by Prestige Pools to hold their annual Spring tent sale April 29 through May 8, 2022 at 10416 Watson Road
- d) Special Event request by Faith Church for annual fireworks display on July 2, 2022 at 13001 Gravois Road.

Documents:

[CONSENT AGENDA MARCH 2022 EXPENDITURES BY DEPT.PDF](#)  
[CONSENT AGENDA MARCH 2022 EXPENDITURES BY VENDOR.PDF](#)  
[CONSENT AGENDA MARCH 2022 EXPENDITURES BY TYPE.PDF](#)  
[CONSENT AGENDA REQUEST FOR TEMPORARY LIQUOR LICENSE NOBOLEIS VINEYARD.PDF](#)  
[CONSENT AGENDA REQUEST FOR TEMPORARY LIQUOR LICENSE BEER OUTSIDE.PDF](#)

CONSENT AGENDA REQUEST FOR TEMPORARY LIQUOR LICENSE 4 HANDS BREWING LLC.PDF  
CONSENT AGENDA REQUEST FOR TEMPORARY LIQUOR LICENSE MIDTOWN MERCANTILE CO. DBA NARWHALS CRAFTED.PDF  
CONSENT AGENDA REQUEST FOR TEMPORARY LIQUOR LICENSE MISSION TACO JOINT TEMP LIQ LIC.PDF  
CONSENT AGENDA REQUEST FOR TEMPORARY LIQUOR LICENSE THE ST. LOUIS BREWERY DBA SCHLAFLY.PDF  
CONSENT AGENDA SPECIAL EVENT REQUEST PRESTIGE POOLS.PDF  
CONSENT AGENDA SPECIAL EVENT FAITH CHURCH FIREWORKS DISPLAY.PDF

9. PUBLIC HEARINGS

Public Hearing: The Board will consider two (2) Petitions submitted by Westview Investments, LLC, for a Single-Family Residential Development at 12300, 12322, and 12330 Robyn Road

Variances Associated with Improvement Plans:

P-06-22

1)Vary the distance between Lincoln Drive and Sunset Reserve Drive from the required 300' to 250' (Per APP A SEC 2.1G).

2)Vary the Right of Way width from the required 50' to 40' for Private Internal Streets (Per APP A SEC 2.2A3A)

3)Vary the street grade from 7% to 10% for Private Internal Streets (Per APP A SEC 2.2C1).

4)Vary the Cul de Sac diameter from the required 106' Feet to 84' for Private Internal Streets (Per APP A SEC 2.2C2).

P-07-22

1)Record Plat

Documents:

PUBLIC HEARINGS.PDF

10. PUBLIC COMMENT

11. OLD BUSINESS

12. CITY OFFICIAL AND COMMITTEE REPORTS

City Clerk/City Administrator, Brittany Gillett

Director of Finance, Susanna Messmer

Chief of Police, Stephen Dodge

City Attorney, James C. Hetlage

City Engineer, Bryson Baker

Director of Parks & Recreation, Gerald Brown

#### Committee Reports

Finance Committee – Alderman Stewart

Economic Development Committee – Aldermen Price

Parks & Recreation Commission – Alderman Wong

Police Advisory Board – Alderman Epperson

Public Works Committee – Alderman Friedmann

#### Documents:

[REPORTS MARCH POLICE MONTHLY STATISTICS.PDF](#)  
[REPORTS PW ENGINEER REPORT \(002\).PDF](#)  
[REPORTS PARK 2022 \(V2\).PDF](#)  
[REPORTS MARCH 2022 COURT REPORTS.PDF](#)

### 13. NEW BUSINESS

#### 13.I. BILL NO. 1

An Ordinance granting a variance to the City of Sunset Hills, Missouri, to construct and install a restroom facility within the floodplain at Stieren

Inspirational Park

FIRST READING

\*Staff has requested a second reading

#### Documents:

[BILL NO 1 COVER PAGE - RESTROOM VARIANCE \(004\).PDF](#)  
[BILL NO 1 ORDINANCE FOR GRANTING OF FLOODPLAIN VARIANCE FOR CITY OF SUNSET HILLS \(STIEREN INSPIRATIONAL PARK 03-16-2022\).PDF](#)  
[BILL NO 1 MEMO STIEREN RESTROOM VARIANCE \(3\).PDF](#)  
[BILL NO 1 STIEREN FLOOR PLAN - RESTROOM.PDF](#)  
[BILL NO 1 SH2A-STIERENPROP-SCHEMATIC-REV 3-15-22.PDF](#)

13.II. BILL NO. 2

An Ordinance approving variances to the requirements for the Improvement Plans stated within Appendix A- Subdivision Regulations of the Code of Ordinances for Sunset Reserve Subdivision owned by Westview Investment LLC, as per application P-06-22

FIRST READING

Documents:

BILL NO 2 AJ BORZILLO FOR WESTVIEW 1) P-06-22 (VARIANCES) COVER PAGE (004).PDF  
BILL NO 2 APPROVAL OF VARIANCES TO IMPROV PLANS - SUNSET RESERVE SUBDIVISION P-06-22 (04-18-2022).PDF  
BILL NO 2 AJ BORZILLO FOR WESTVIEW 2) P-06-22 APPLICATION (003).PDF  
BILL NO 2 AJ BORZILLO FOR WESTVIEW 3) P-06-22 STAFF REPORT (UPDATED 002).PDF  
BILL NO 2 AJ BORZILLO FOR WESTVIEW 4) P-06-22 VARIANCE LETTER (002).PDF  
BILL NO 2 AJ BORZILLO FOR WESTVIEW 5) P-06-22 - P-07-22 PUBLIC HEARINGS.PDF

13.III. BILL NO. 3

An Ordinance granting approval of the Record Plat for Sunset Reserve Plat One owned by Westview Investments LLC as per application P-07-22

FIRST READING

Documents:

BILL NO 3 WESTVIEW INV LLC RECORD PLAT 1) P-07-22 COVER PAGE (002).PDF  
BILL NO 3 ORDINANCE FOR APPROVAL OF RECORD PLAT - SUNSET RESERVE PLAT ONE P-07-22 (04-18-2022) (02).PDF  
BILL NO 3 WESTVIEW INV LLC RECORD PLAT 2) P-07-22 APPLICATION (002).PDF  
BILL NO 3 WESTVIEW INV LLC RECORD PLAT 3) P-07-22 STAFF REPORT (UPDATED).PDF  
BILL NO 3 WESTVIEW INV LLC RECORD PLAT 4) P-07-22 RECORD PLAT.PDF  
BILL NO 3 WESTVIEW INV LLC RECORD PLAT 5) P-06-22 - P-07-22 PUBLIC HEARINGS.PDF

13.IV. BILL NO. 4

An Ordinance appointing Brian Millikan as Municipal Court Judge

FIRST READING

Documents:

[BILL NO 4 COVER PAGE - JUDGE REAPPOINTMENT \(2\).PDF](#)  
[BILL NO 4 REAPPOINTMENT OF JUDGE.PDF](#)

13.V. BILL NO. 5

An Ordinance repealing section 2-400 of Chapter 2 of the Code of Ordinances of the City of Sunset Hills with respect to the procedures for compliance and enforcement of the City's Code of Ethics

FIRST READING

Documents:

[BILL NO 05 COVER PAGE - CODE OF ETHICS \(002\).PDF](#)  
[BILL NO 05 CODE OF ETHICS REPEAL SEC 2-400 \(03-11-2022\).PDF](#)  
[BILL NO 05 ARTICLE XVI.PDF](#)

13.VI. BILL NO. 6

An Ordinance of the City of Sunset Hills, Missouri, providing for the approval of a license agreement with the Missouri Highways and Transportation Commission associated with the bicycle and pedestrian trail across the Meramec River at State route I-44, and matters related thereto

FIRST READING

Documents:

[BILL NO 6 MODOT TRAIL COVER PAGE - MODOT TRAIL LICENSE \(2\).PDF](#)  
[BILL NO 6 ORDINANCE INTERGOVERNMENTAL LICENSE AGREEMENT WITH HWY COMMISSION RE I-44 TRAIL AND BRIDGE 04-15-2022.PDF](#)  
[BILL NO 6 DRAFT TRAIL LICENSE AGREEMENT WITH SUNSET HILLS.PDF](#)

13.VII. RESOLUTION NO. 617

A Resolution approving an amendment to the 2021 City of Sunset Hills budget

Documents:

[RESOLUTION NO 617 COVER PAGE - APR 26 2022 BUDGET ADJUSTMENTS.PDF](#)  
[RESOLUTION NO 617 BUDGET AMENDMENTS FY 2021.PDF](#)  
[RESOLUTION NO 617 2021 BUDGET ADJ\\_ APR 26 2022 FC MEETING.PDF](#)

13.VIII. RESOLUTION NO. 618

A Resolution approving the asphaltting on the front entrance driveway and small parking area at 13555 West Watson Road and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 618 COVER PAGE - STIEREN ASPHALT PARKING-](#)

[ENTRANCE ROAD \(004\).PDF](#)  
[RESOLUTION NO 618 ASPHALT PARKING AT STIEREN AREA.PDF](#)  
[RESOLUTION NO 618 PROPOSAL FOR ASPHALT AT STIEREN.PDF](#)  
[RESOLUTION NO 618 STIEREN ASPHALT PROJECT.PDF](#)

13.IX. RESOLUTION NO. 619

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

Documents:

[RESOLUTION NO 619 COVER PAGE -FLOCK PLATE READER \(1\).PDF](#)  
[RESOLUTION NO 619 2022 RESOLUTION -FLOCK \(4\)\) \(002\).PDF](#)  
[RESOLUTION NO 619 MODOT LOCATION APPROVAL REQUEST DOCUMENTATION.PDF](#)  
[RESOLUTION NO 619 FLOCK QUOTE.PDF](#)  
[RESOLUTION NO 619 FLOCK CONTRACT.PDF](#)

13.X. RESOLUTION NO. 620

A Resolution approving a contract with Sikich LLP and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 620 SIKICH AGENDA ITEMS COVER PAGE - SIKICH ENGAGEMENT LETTERS \(2\).PDF](#)  
[RESOLUTION NO 620 - AUDIT CONTRACT 2021.PDF](#)  
[RESOLUTION NO 620 SIKICH SUNSET HILLS\\_AUDIT \(GOV\) STMT OF WORK.PDF](#)  
[RESOLUTION NO 620 SIKICH SUNSET HILLS\\_PROFESSIONAL SERVICE AGREEMENT.PDF](#)

13.XI. RESOLUTION NO. 621

A Resolution approving a contract with Gershenson Construction Co., Inc. and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 621 COVER PAGE KENNERLY AND GRAVOIS INTERSECTION.PDF](#)  
[RESOLUTION NO 621 GERSHENSEN CONTRACT \(002\).PDF](#)  
[RESOLUTION NO 621 2022 KENNERLY AT GRAVOIS - BID TAB RECOMMENDATION.PDF](#)  
[RESOLUTION NO 621 ASPHALT MILL AND OVERLAY BIDS.PDF](#)

13.XII. RESOLUTION NO. 622

A Resolution approving a contract with Jokerst Paving & Contracting,

Inc. and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

RESOLUTION NO 622 COVER PAGE 2022 STORM WATER TRENCH DRAINS.PDF  
RESOLUTION NO 622 JOKERST CONTRACT (002).PDF  
RESOLUTION NO 622 STORM GRATE REPLACEMENTS BID TAB RECOMMENDATION.PDF  
RESOLUTION NO 622 STORM GRATE BIDS.PDF

14. APPOINTMENTS

None

15. GENERAL DISCUSSION

15.I. MINI EXCAVATOR RPO

Documents:

DISCUSSION ITEM COVER PAGE 2022 PW RPO MINI EXCAVATOR.PDF  
DISCUSSION ITEM MINI EXCAVATOR BACKUP INFORMATION.PDF

15.II. SWEETENS CONCRETE SERVICES LLC

Documents:

DISCUSSION ITEM 2022 COVER PAGE PW SWEETENS.PDF  
DISCUSSION ITEM 030722 SUNSET HILLS - SWEETENS CONCRETE SLAB CONTRACT - REQUEST TO CANCEL.PDF  
DISCUSSION ITEM SWEETENS 2022 SEARCY EMAIL.PDF  
DISCUSSION ITEM COVER PAGE 042021 CONCRETE SLAB REPLACEMENT.PDF  
DISCUSSION ITEM 042021 2021 CONCRETE SLAB REPLACEMENT - BID TAB RECOMMENDATION.PDF  
DISCUSSION ITEM 2021 SUNSET HILLS - SWEETENS CONCRETE SLAB CONTRACT (002).PDF

16. REQUEST TO MEET IN CLOSED SESSION PURSUANT TO 610.21.(1), (2) AND (12) RSMo TO DISCUSS LEGAL MATTERS, REAL ESTATE AND CONTRACTS

Documents:

CLOSED AGENDA MEETING APRIL 26, 2022.PDF

17. ADJOURNMENT