

**CITY OF SUNSET HILLS  
BOARD OF ALDERMEN  
MEETING AGENDA  
May 10, 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/89357703285?  
pwd=SUK3V2M1UEp0a1FGOUw2ZFAzNXk2UT09](https://us02web.zoom.us/j/89357703285?pwd=SUK3V2M1UEp0a1FGOUw2ZFAzNXk2UT09)**

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

**Meeting ID: 893 5770 3285  
Password: 399731**

**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, May 10, 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 April 26, 2022 regular and closed session meetings.

Documents:

BOA MINUTES APRIL 26 2022 DRAFT (2).PDF

5. CONSENT AGENDA

- a) Bills to be approved
  
- b) Request by Swank Motion Pictures for annual company BBQ luncheon June 29, 2022 at 10795 Watson Road.
  
- c) Request by Swank Motion Pictures for special event movie night May 26, 2022 at 10795 Watson Road.
  
- d) Special Event request by Tapawingo National Golf Club for wedding reception fireworks display at 13001 Gary Player Drive.

Documents:

CONSENT AGENDA APRIL 2022 EXPENDITURES BY DEPT.PDF  
CONSENT AGENDA APRIL 2022 EXPENDITURES BY TYPE.PDF  
CONSENT AGENDA APRIL 2022 EXPENDITURES BY VENDOR.PDF  
CONSENT AGENDA SWANK MOTION PICTURES SPECIAL EVENT FORM  
6.29.22.PDF  
CONSENT AGENDA SWANK MOTION PICTURES 6.29.22 BBQ SITE MAP.PDF  
CONSENT AGENDA SWANK MOVIE NIGHT 5.26.22.PDF  
CONSENT AGENDA SWANK MOVIE NIGHT SIGNAGE SITE PLAN -  
5.26.22.PDF  
CONSENT AGENDA SWANK MOVIE NIGHT SITE PLAN - 5.26.22.PDF  
CONSENT AGENDA 2022 TAPAWINGO WEDDING FIREWORKS.PDF

6. PUBLIC HEARINGS

7. PUBLIC COMMENT

8. OLD BUSINESS

8.I. 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  
SECOND READING

Documents:

BILL NO 2 AJ BORZILLO FOR WESTVIEW 1) P-06-22 (VARIANCES) COVER  
PAGE (005).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  
BILL NO 2 AJ BORZILLO FOR WESTVIEW 6) P-06-22 IMPROVEMENT  
PLANS.PDF

8.II. 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  
SECOND READING

Documents:

BILL NO 3 WESTVIEW INV LLC RECORD PLAT 1) P-07-22 COVER PAGE  
(003).PDF  
BILL NO 3 AMENDED ORDINANCE FOR APPROVAL OF RECORD PLAT -  
SUNSET RESERVE PLAT ONE P-07-22 (REV - 05-02-2022).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

8.III. BILL NO. 5

An Ordinance amending 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  
SECOND READING

Documents:

BILL NO 05 COVER PAGE - CODE OF ETHICS (003).PDF  
BILL NO 05 ORDINANCE TO AMEND SEC 2-400 OF THE CODE OF ETHICS  
(04-27-2022).PDF  
BILL NO 05 REDLINE ORDINANCE TO AMEND SEC 2-400 OF THE CODE  
OF ETHICS (REDLINED 04-27-2022) (02163157X7A478).PDF

9. 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 –

Parks & Recreation Commission – Alderman Wong

Police Advisory Board – Alderman Epperson

Public Works Committee – Alderman Friedmann

Documents:

[REPORTS POLICE STATISTICS APRIL.PDF](#)  
[REPORTS PW ENGINEER REPORT \(002\).PDF](#)  
[REPORTS PARKS MAY 2022 \(V2\).PDF](#)  
[REPORTS APRIL 2022 COURT.PDF](#)

10. NEW BUSINESS

10.I. BILL NO. 7

An Ordinance appointing a City Attorney and authorizing the Mayor to execute a contract for legal services with Cunningham, Vogel & Rost, P.C.

FIRST READING

*\*Staff has requested a second reading*

Documents:

[BILL NO 7 COVER PAGE CITY ATTORNEY ORDINANCE - ERIN SEELE.PDF](#)  
[BILL NO 7 CITY ATTORNEY APPROVAL ORDINANCE \(2\).PDF](#)

10.II. BILL NO. 8

An Ordinance appointing Special Legal Counsel and authorizing the Mayor to execute a new contract for legal services with Lashly & Baer, P.C.

FIRST READING

*\*Staff has requested a second reading*

Documents:

[BILL NO 8 COVER PAGE - JIM HETLAGE.PDF](#)

10.III. BILL NO. 9

An Ordinance adopting a new Section 15-26 of Chapter 15 of the Code of Ordinances of the city of Sunset Hills with respect to Short-Term Rentals

FIRST READING

Documents:

[BILL NO 9 COVER PAGE - SHORT TERM RENTALS.PDF](#)  
[BILL NO 9 ORDINANCE TO ADOPT SEC. 15-26 - SHORT-TERM RENTALS \(02166107X7A478\).PDF](#)

10.IV. ORDINANCE NO. 10

An Ordinance authorizing the Mayor to execute a Municipal Housing and Community Development Cooperation Agreement with St. Louis County, Missouri for the fiscal years 2021-2023

FIRST READING

*\*Staff has requested a second reading*

Documents:

[BILL NO 10 COVER PAGE - CDBG AGREEMENT ORDINANCE.PDF](#)  
[BILL NO 10 - ST. LOUIS COUNTY CDBG COOP. AGREEMENT - 2022.PDF](#)  
[BILL NO 10 CDBG CONTRACT AGREEMENT EXHIBIT 1.PDF](#)

10.V. RESOLUTION NO. 623

A Resolution approving a contract for a 2021 Volvo ECR58F Mini Excavator and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 623 COVER PAGE 2022 PW MINI EXCAVATOR.PDF](#)  
[RESOLUTION NO 623 MINI EXCAVATOR.PDF](#)  
[RESOLUTION NO 623 EXHIBIT A RUDD MINI EXCAVATOR CONTRACT 050322.PDF](#)

10.VI. RESOLUTION NO. 624

A Resolution approving a contract for 2022 Concrete Slab Replacement Contract and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 624 COVER PAGE 2022 CONCRETE SLAB](#)

[REPLACEMENT PROJECT.PDF](#)  
[RESOLUTION NO 624 FOR 2022 CONCRETE SLAB CONTRACT.PDF](#)  
[RESOLUTION NO 624 EXHIBIT A CONTRACT.PDF](#)  
[RESOLUTION NO 624 SH CONCRETE SLAB CONTRACT MEMO AND BIDS  
050322.PDF](#)

- 10.VII. RESOLUTION NO. 625 A Resolution Approving An Escrow Agreement For Improvement Plans At 12300, 12322 And 12330 Robyn Road And Authorizing The Mayor And/Or City Administrator To Execute The Same On Behalf Of The City Of Sunset Hills.

Documents:

[RESOLUTION NO 625 COVER PAGE ESCROW AGREEMENT SUNSET  
RESERVE.PDF](#)  
[RESOLUTION NO 625 ESCROW AGREEMENT.PDF](#)  
[RESOLUTION NO 625 ESCROW AGREEMENT SUNSET RESERVE.PDF](#)  
[RESOLUTION NO 625 DEVELOPMENT COST SUNSET RESERVE.PDF](#)

11. APPOINTMENTS

Documents:

[MAY 2022 COMMITTEE NOMINATIONS.PDF](#)

12. GENERAL DISCUSSION

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

Documents:

[CLOSED AGENDA MEETING MAY 10, 2022.PDF](#)

14. ADJOURNMENT