

**CITY OF SUNSET HILLS  
BOARD OF ALDERMEN  
MEETING AGENDA  
SEPTEMBER 13, 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/88357698655?  
pwd=TXRTNyt1dGpkMFRBb1UrWFVRTHhjdz09](https://us02web.zoom.us/j/88357698655?pwd=TXRTNyt1dGpkMFRBb1UrWFVRTHhjdz09)**

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

**Meeting ID: 883 5769 8655**

**Password: 446936**

**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, September 13, 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 August 9, 2022 regular and closed session meetings.

Documents:

[MINUTES BOA AUGUST 9, 2022 DRAFT \(3\).PDF](#)

5. PROCLAMATION

Proclaiming the week of September 17-23, 2022 as “Constitution Week”

Documents:

[PROCLAMATION - DAR VERSION CONSTITUTION WEEK 2022.PDF](#)

6. CONSENT AGENDA

- a) Bills to be approved.
- b) Request by J&M Displays for special event fireworks display December 31, 2022 at Tapawingo National Golf Club 13001 Gary Player Dr, Sunset Hills, MO 63127.
- c) Request by Swank Motion Pictures for special events company Bar-B-Que October 11, 2022 and movie night October 22, 2022 at 10795 Watson Road, Sunset Hills, MO 63127.
- d) Request by Fluid Power Engineering Automation for special event Barbecue Tech Showcase September 29, 2022 at 12951 Gravois Road, Sunset Hills, MO 63127.
- e) Request by St. Catherine Laboure special event Volley Ball tournament October 7-9, 2022 at 13555 West Watson Road, Sunset Hills, MO 63127.

Documents:

[CONSENT AGENDA AUGUST 2022 EXPENDITURES BY DEPT.PDF](#)  
[CONSENT AGENDA AUGUST 2022 EXPENDITURES BY TYPE.PDF](#)  
[CONSENT AGENDA AUGUST 2022 EXPENDITURES BY VENDOR.PDF](#)  
[CONSENT AGENDA PRIVATE FIREWORKS EVENT SPECIAL EVENT FORM.PDF](#)  
[CONSENT AGENDA SWANK SUNSET HILLS SPECIAL EVENT FORM - 10-11-22.PDF](#)  
[CONSENT AGENDA SWANK 10-11-22 BBQ SITE MAP.PDF](#)  
[CONSENT AGENDA SWANK SUNSET HILLS SPECIAL EVENT FORM - 10-22-22.PDF](#)  
[CONSENT AGENDA SWANK MOVIE NIGHT SITE PLAN - 10-22-22.PDF](#)  
[CONSENT AGENDA SWANK PRIVATE EVENT SIGNAGE PLAN - 10-22-22.PDF](#)  
[CONSENT AGENDA FLUID POWER SPECIAL EVENT REQUEST FORM.PDF](#)  
[CONSENT AGENDA FLUID POWER AUTOMATION - SITE PLAN WITH TENT \(2\).PDF](#)  
[CONSENT AGENDA FLUID POWER SPECIAL EVENT AT 12951 GRAVOIS ROAD S-130.PDF](#)  
[CONSENT AGENDA SCL ADULT VOLLEYBALL TOURNAMENT.PDF](#)  
[CONSENT AGENDA ST. CATHERINE LABOURE SPECIAL EVENT PERMIT VOLLEYBALL LAYOUT.PDF](#)

7. PUBLIC HEARINGS

Establish the annual rate of tax levy for the year of 2022 on all property within the City of Sunset Hills

The Board will consider a petition for an Amended Development Plan,

submitted by Balke Brown Transwestern for the properties at 3850, 3870, and 3872 South Lindbergh Boulevard.

Documents:

[PUBLIC HEARING PROPERTY TAX RATES PUBLIC HEARING NOTICE 2022.PDF](#)  
[PUBLIC HEARING BILL NO 27.PDF](#)

8. PUBLIC COMMENT

9. OLD BUSINESS

9.I. RECONSIDERATION OF BILL NO. 13

An Ordinance amending Chapters 2 and 19 of the Code of Ordinances relating to appointments to and filling vacancies of the Police Advisory Board, Business Development Committee, Finance Committee, Claire Gempp Davidson Memorial Conservation Area Commission, Swim and Dive Advisory Committee, Public Works Committee, Parks and Recreation Commission, and Board of Adjustment, and amendments to Chapter 2 regarding general appointment procedure

*\*Pursuant to State Statute 79.140 the Mayor has enacted her right to veto Bill No. 13 and has returned, with objections, for Board reconsideration*

Documents:

[BILL NO 13 COVER PAGE - NOMINATION PROCEDURE \(5\).PDF](#)  
[BILL NO 13 EDITED VERSION ORD - AMENDING CHAPTERS OF CODE RE APPOINTMENT TO BOARDS AND COMMISSIONS -060922 \(2\).PDF](#)  
[BILL NO 13 BOARDS AND COMMISSIONS INFORMATION.PDF](#)  
[BILL NO 13 MAYORS VETO OF BILL 13.PDF](#)

9.II. BILL NO. 23-A

An Ordinance repealing Appendices A (Subdivision Regulations), and B (Zoning Regulations) of the Code of Ordinances of the City of Sunset Hills, enacting a new Unified Development Ordinance regarding the same including penalties for violation of same, adopting a new Official Zoning Map, and Rezoning property as shown on the same  
**SECOND READING**

Documents:

[BILL NO 23 UDO 1\) P-20-17 COVER PAGE \(2\).PDF](#)  
[BILL NO 23 A ORD - UNIFIED DEVELOPMENT ORDINANCE - AMENDED \(003\).PDF](#)

BILL NO 23 2-A)091322 SUNSET HILLS FULL DRAFT REDLINE UDO.PDF  
BILL NO 23 UDO 3) STAFF MEMO INCLUDING CHANGES BY PZ.PDF  
BILL NO 23 UDO 4) DRAFT BILL 1662 MEMO (HOME BASED BUSINESSES)  
(002).PDF  
BILL NO 23 UDO 5) MAP PROPOSED ZONING 20220912 (3).PDF  
BILL NO 23 UDO 6) P-20-17 PUBLIC HEARING (2).PDF

9.III. BILL NO. 24

An Ordinance establishing the annual rate of tax levy for the year 2022,  
on all property within the City of Sunset Hills  
**SECOND READING**

Documents:

BILL NO 24 AGENDA ITEMS COVER PAGE - PROP TAX RATES 2022  
(2).PDF  
BILL NO 24 PROPERTY TAX ORD 2022(3).PDF  
BILL NO 24 PROPERTY TAX RATES PUBLIC HEARING NOTICE 2022.PDF

9.IV. BILL NO. 25

An Ordinance amending Chapter 2, Article 3 of the Code of Ordinances  
adopting an Attendance Policy for the City's Boards, Committees, and  
Commissions and amending Chapter 19 relating to The Parks and  
Recreation Commission  
**SECOND READING**

Documents:

BILL NO 25 COVER PAGE - ATTENDANCE POLICY (2).PDF  
BILL NO 25 ATTENDANCE ORDINANCE - DRAFT.PDF

10. CITY OFFICIAL AND COMMITTEE REPORTS

City Clerk/City Administrator, Brittany Gillett

Director of Finance, Susanna Messmer

Chief of Police, Stephen Dodge

City Attorney, Erin Seele

City Engineer, Bryson Baker

Director of Parks & Recreation, Gerald Brown

Committee Reports

Finance Committee – Alderman Fernandez

Economic Development Committee –

Parks & Recreation Commission – Alderman Wong

Police Advisory Board – Alderman Epperson

Public Works Committee – Alderman Friedmann

Documents:

[REPORTS EXPENDITURES BY DEPT\\_JAN-AUG 2022.PDF](#)  
[REPORTS EXPENDITURES BY TYPE\\_JAN-AUG 2022.PDF](#)  
[REPORTS EXPENDITURES BY VENDOR\\_JAN-AUG 2022.PDF](#)  
[REPORTS REVENUE\\_JAN-AUG 2022.PDF](#)  
[REPORTS STATEMENT OF REVENUE AND EXPENDITURES BY FUND\\_JAN-AUG 2022.PDF](#)  
[REPORTS PD AUGUST MONTHLY STATISTICS.PDF](#)  
[REPORTS PW \(002\).PDF](#)  
[REPORTS PARKS SEPT 2022.PDF](#)  
[REPORTS COURT AUGUST 2022.PDF](#)

## 11. NEW BUSINESS

### 11.I. BILL NO. 26

An Ordinance authorizing the Mayor to execute a quit claim deed to transfer the City's interest, if any, in a 50 foot right of way to Westview Investments LLC

FIRST READING

*\*Petitioner has requested a second reading*

Documents:

[BILL NO 26 1\) P-07-22 \(ROW VACATION\) COVER PAGE.PDF](#)  
[BILL NO 26 2\) P-07-22 ORD - AUTHORIZING QUIT CLAIM DEED.PDF](#)  
[BILL NO 26 3\) P-07-22 \(ROW VACATION\) LEGAL DESCRIPTION.PDF](#)  
[BILL NO 26 4\) P-07-22 \(ROW VACATION\) QUIT CLAIM DEED.PDF](#)  
[BILL NO 26 5\) P-07-22 \(ROW VACATION\) ST LOUIS COUNTY LETTER.PDF](#)  
[BILL NO 26 6\) P-07-22 \(ROW VACATION\) SECOND READING REQUEST.PDF](#)

### 11.II. BILL NO. 27

An Ordinance approving a second Amended Development Plan for a change in the Record Plat at 3850, 3870 and 3872 South Lindbergh Boulevard

FIRST READING

Documents:

[BILL NO 27 1\) P-16-22 COVER PAGE FIRST READING \(2\).PDF](#)

[BILL NO 27 2\) P-16-22 ORD - APPROVING DEVELOPMENT PLAN AMENDED- \(2\).PDF](#)  
[BILL NO 27 3\) P-16-22 STAFF REPORT \(UPDATED\).PDF](#)  
[BILL NO 27 4\) P-16-22 AMENDED DEVELOPMENT PLAN.PDF](#)  
[BILL NO 27 5\) P-16-22 PUBLIC HEARING.PDF](#)

11.III. RESOLUTION NO. 640

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

Documents:

[RESOLUTION NO 640 COVER PAGE PD SURPLUS EQUIPMENT.PDF](#)  
[RESOLUTION NO 640 SURPLUS POLICE EQUIPMENT 2.PDF](#)

11.IV. RESOLUTION NO. 641

A Resolution approving a Contract for the City's Communications Audit and Strategic Communications Plan and authorizing the Mayor and/or the City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 641 COVER PAGE - CREATIVE ENTOURAGE \(002\).PDF](#)  
[RESOLUTION NO 641 COMMUNICATIONS AUDIT AND PLAN AGREEMENT.PDF](#)  
[RESOLUTION NO 641 CREATIVE ENTOURAGE \(004\).PDF](#)

11.V. RESOLUTION NO. 642

A Resolution approving contracts with Anthem, Anthem Life, Delta Dental and the Standard Insurance Company and authorizing the Mayor and/or the City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 642 COVER PAGE - EMPLOYEE INSURANCE \(2\).PDF](#)  
[RESOLUTION NO 642 INSURANCE CONTRACTS 2022.PDF](#)  
[RESOLUTION NO 642 ANTHEM MEDICAL INSURANCE RENEWAL.PDF](#)  
[RESOLUTION NO 642 ANTHEM LIFE INSURANCE RENEWAL.PDF](#)  
[RESOLUTION NO 642 DELTA RENEWAL.PDF](#)  
[RESOLUTION NO 642 THE STANDARD.PDF](#)

11.VI. RESOLUTION NO. 643

A Resolution approving a Contract with Traffic Control Company and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 643 COVER PAGE - STREET STRIPING.PDF](#)

[RESOLUTION NO 643 2022 STRIPING W CONTINGENCY FINAL.PDF](#)  
[RESOLUTION NO 643 STREET STRIPING BID DOCS EXHIBIT A.PDF](#)  
[RESOLUTION NO 643 STREET STRIPING BID PACKAGE.PDF](#)  
[RESOLUTION NO 643 BID TAB RECOMMENDATION STRIPING.PDF](#)

11.VII. RESOLUTION NO. 644

A Resolution approving a Contract with Missouri Petroleum and authorizing the Mayor and/or the City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 644 COVER PAGE AGENDA ITEMS 2022 ASPHALT MAINTENANCE.PDF](#)  
[RESOLUTION NO 644 ASPHALT MAINTENANCE 2022 W CONTINGENCY FINAL.PDF](#)  
[RESOLUTION NO 644 CHIP SEAL 2022 BID DOCS EXHIBIT A.PDF](#)  
[RESOLUTION NO 644 2022 SUNSET HILLS CHIP SEAL BID PACKAGE.PDF](#)  
[RESOLUTION NO 644 BID TAB RECOMMENDATION ASPHALT MAINTENANCE.PDF](#)

11.VIII. RESOLUTION NO. 645

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

Documents:

[RESOLUTION NO 645 AGENDA COVER PAGE -2022ROOF \(1\).PDF](#)  
[RESOLUTION NO 645 ROOF REPLACEMENT STARK-2022 \(2\).PDF](#)  
[RESOLUTION NO 645 ROOF DOCS 2022 \(2\).PDF](#)

12. APPOINTMENTS

Jennifer Geen Planning and Zoning at large to replace Terry Beiter (Term Expires 09/13/2026)

Mike Svoboda Planning and Zoning Ward 4 reappointment (term expires 05/01/2026)

Jesse Finney Police Advisory reappointment (term Expires 03/10/2024)

Kelly Snyder Police Advisory reappointment (Term Expires 03/10/2024)

Mike Fitzgerald Finance reappointment (term Expires 03/10/2024)

Jeff Cammilleri Finance reappointment (term expires 02/11/2024)

Mike Sawicki Finance reappointment (term Expires 02/11/2024)

Lindsay Hof Economic Development, Chairman (term expires 09/13/2024)

13. GENERAL DISCUSSION

13.I. PEDESTRIAN ROADSIDE SAFETY

14. REQUEST TO MEET IN CLOSED SESSION PURSUANT TO 610.21.(1), (2) AND (3) TO  
DISCUSS LEGAL, REAL ESTATE AND PERSONNEL MATTERS

Documents:

[CLOSED AGENDA MEETING SEPTEMBER 13, 2022.PDF](#)

15. ADJOURNMENT