

**CITY OF SUNSET HILLS  
BOARD OF ALDERMEN  
A G E N D A  
OCTOBER 12, 2021  
6:00 P.M.**

**A meeting of the Board of Aldermen was called by Mayor Patricia Fribis and will be held virtually via Zoom**

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

**[https://us02web.zoom.us/j/82706052183?  
pwd=REtGQkw0cmh4dit4czAyY3pzSUI0Zz09](https://us02web.zoom.us/j/82706052183?pwd=REtGQkw0cmh4dit4czAyY3pzSUI0Zz09)**

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

**Meeting ID: 827 0605 2183**

**Password: 945565**

**No comments will be taken from the public during the meeting, with exception of during the public hearings. If you 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, October 12, 2021. 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 September 14, 2021 regular and closed session meetings, and the September 28, 2021 Board of Alderman and Finance Committee joint work session meeting

Documents:

5. PROCLAMATION

- a. Proclaiming October 20, 2021 as Howard Brandt Day in Sunset Hills

Documents:

[PROCLAMATION HOWARD BRANDT.PDF](#)

6. CONSENT AGENDA

- a. Bills to be approved

Documents:

[EXPENSE APPROVAL REPORT.PDF](#)

7. PUBLIC HEARINGS

Public Hearing: The Board will consider a petition for a Conditional Use Permit, submitted by Post Motorworks LLC, for a Vehicle Repair/Vehicle Service Facilities at 10340 (AKA 11025) Winter Industrial Drive.

Public Hearing: The Board will consider a petition for a Conditional Use Permit, submitted by Donut Palace, for a restaurant at 3751 S. Lindbergh Blvd.

Public Hearing: The Board will consider a petition for a Text Amendment, submitted by the City of Sunset Hills, adding subsection 5.24, prohibiting the elevation of structures utilizing Pier Construction in all Residential zoning districts.

Documents:

[PUBLIC HEARING POST MOTORWORKS.PDF](#)  
[PUBLIC HEARING DONUT PALACE.PDF](#)  
[PUBLIC HEARING TEXT AMENDMENT \(002\).PDF](#)

8. PUBLIC COMMENT

9. OLD BUSINESS

9.I. BILL NO. 16 ILLUMINATION STANDARDS

An Ordinance amending the exterior lighting regulations of the City of  
Sunset Hills

SECOND READING

Documents:

[BILL NO 16 ILLUMINATION STANDARDS 1\) P-05-21 COVER PAGE \(2\).PDF](#)

[BILL NO 16 EXTERIOR LIGHTING ORD 10.06.21 - CLEAN.PDF](#)  
[BILL NO 16 EXTERIOR LIGHTING ORD - HIGHLIGHTED 10.6.21.PDF](#)  
[BILL NO 16 ILLUMINATION STANDARDS 2\) P-05-21 APPLICATION.PDF](#)  
[BILL NO 16 ILLUMINATION STANDARDS 3\) P-05-21 UPDATED STAFF REPORT.PDF](#)  
[PUBLIC HEARING BILL NO 16 ILLUMINATION STANDARDS.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, Robert E. Jones

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 POLICE SEPTEMBER MONTHLY STATISTICS.PDF](#)  
[REPORTS PW ENGINEER REPORT \(002\).PDF](#)  
[REPORTS PARKS OCTOBER.PDF](#)  
[REPORTS COURT SEPTEMBER.PDF](#)

11. NEW BUSINESS

11.I. BILL NO. 18 TEXT AMENDMENT

An Ordinance amending Appendix B, Section 5 to prohibit the elevation of primary structures in Residential zoning districts utilizing pier construction  
FIRST READING

Documents:

BILL NO 18 TEXT AMENDMENT 1) P-19-21 COVER PAGE (003).PDF  
BILL NO 18 TEXT AMENDMENT ELEVATION OF PRIMARY STRUCTURES  
ORD 10.7.21.PDF  
BILL NO 18 TEXT AMENDMENT 2) P-19-21 APPLICATION (002).PDF  
BILL NO 18 TEXT AMENDMENT 3) P-19-21 UPDATED STAFF REPORT  
(2).PDF  
BILL NO 18 TEXT AMENDMENT PUBLIC HEARING (2).PDF

11.II. BILL NO. 20 TAPAWINGO STREETS

An Ordinance accepting Pagada Parkway, Caddyshack Circle, and  
Marchem Circle for public maintenance  
FIRST READING

Documents:

BILL NO 20 TAPAWINGO STREETS 002) COVER PAGE.PDF  
BILL NO 20 TAPAWINGO STREET MAINTENANCE ORD 9.8.21.PDF  
BILL NO 20 TAPAWINGO STREETS 0) MEMO.PDF  
BILL NO 20 TAPAWINGO STREETS 1) LIST OF ATTACHED  
DOCUMENTS.PDF  
BILL NO 20 TAPAWINGO STREETS 2) ORDINANCE 2000 - ACCEPTANCE  
OF PRIVATE STREETS.PDF  
BILL NO 20 TAPAWINGO STREETS 3) MANORS AT TAPAWINGO -  
REQUEST FOR CITY MAINTENANCE.PDF  
BILL NO 20 TAPAWINGO STREETS 4) MANORS AT TAPAWINGO  
DEFICIENCY REPORT.PDF  
BILL NO 20 TAPAWINGO STREETS 5) MANORS AT TAPAWINGO - 2019  
REPORT MAPS.PDF  
BILL NO 20 TAPAWINGO STREETS 6) TAPAWINGO ANNUAL  
MAINTENANCE COST REPORT.PDF  
BILL NO 20 TAPAWINGO STREETS 7) MANORS AT TAPAWINGO STREET  
REPAIR BREAKDOWN.PDF  
BILL NO 20 TAPAWINGO STREETS 8) TAPAWINGO - REQUEST  
AMENDMENT.PDF  
BILL NO 20 TAPAWINGO STREETS 9) STREET MAP.PDF  
BILL NO 20 TAPAWINGO STREETS 10) RUIZ RESPONSE TO SUNSET  
HILLS NON-COMPLIANCE REPORT.PDF  
BILL NO 20 TAPAWINGO STREETS 11) WES SEARCY  
MEMORANDUM.PDF  
BILL NO 20 TAPAWINGO STREETS 12) ROAD GRADES.PDF  
BILL NO 20 TAPAWINGO STREETS 13) M AND H CONCRETE BID.PDF  
BILL NO 20 TAPAWINGO STREETS 14) OWNERSHIP AND ENCUMBRANCE  
REPORT.PDF  
BILL NO 20 TAPAWINGO STREETS 15) APPLICANT EMAIL RESPONSE -  
MANORS AT TAPAWINGO.PDF  
BILL NO 20 TAPAWINGO STREETS 16) JSB TAPAWINGO JOINER  
LETTER.PDF  
BILL NO 20 TAPAWINGO STREETS 17) DEDICATION OF CITY RIGHT OF  
WAY.PDF  
BILL NO 20 TAPAWINGO STREETS 18) INDENTURE OF TRUST AND  
RESTRICTIONS FOR TAPAWINGO.PDF  
BILL NO 20 TAPAWINGO STREETS 19) LOCATION OF CITY RIGHT OF  
WAY.PDF  
BILL NO 20 TAPAWINGO STREETS 20) CBB TRANSPORTATION  
REPORT.PDF

BILL NO 20 TAPAWINGO STREETS 21) LETTER FROM CITY ENGINEER  
RELEASING ESCROW (R. WILLIAMS) DATED 08-21-2006.PDF  
BILL NO 20 TAPAWINGO STREETS 22) FOSTER CORRESPONDENCE.PDF  
BILL NO 20 TAPAWINGO STREETS 23) MSD LETTERS OF  
DEDICATION.PDF  
BILL NO 20 TAPAWINGO STREETS 24) AMEREN LETTER RE STREET  
LIGHTS.PDF  
BILL NO 20 TAPAWINGO STREETS 25) CORING REPORT.PDF  
BILL NO 20 TAPAWINGO STREETS 26) GRADE REPORT.PDF

#### 11.II.i. ADDITIONAL TAPAWINGO DOCUMENTS

##### Documents:

BILL NO 20 TAPAWINGO STREETS 27) TAPAWINGO\_LETTER TO  
SUNSET HILLS MAYOR AND BOARD OF ALDERMEN (10.08.2021).PDF  
BILL NO 20 TAPAWINGO STREETS 27A) INDEX FOR BOA 10-12-21  
EXHIBITS.PDF  
BILL NO 20 TAPAWINGO STREETS 28) 01\_EXECUTIVE SUMMARY  
EXHIBIT 1.PDF  
BILL NO 20 TAPAWINGO STREETS 29) 02\_STATUS OF OBLIGATIONS  
UNDER ORDINANCE 2000 EXHIBIT 2.PDF  
BILL NO 20 TAPAWINGO STREETS 30) 03\_STREET MAINTENANCE  
COSTS EXHIBIT 3.PDF  
BILL NO 20 TAPAWINGO STREETS 31) 04\_STREETS CONSTRUCTED IN  
ACCORDANCE WITH CITY STANDARDS DESPITE CONTRARY  
STATEMENTS EXHIBIT 4.PDF  
BILL NO 20 TAPAWINGO STREETS 32) 05\_HISTORY OF WHETHER THE  
STREETS WOULD BE PUBLIC OR PRIVATE EXHIBIT 5.PDF  
BILL NO 20 TAPAWINGO STREETS 33) 06\_REASONS FOR ACCEPTING  
THE STREETS FOR MAINTENANCE EXHIBIT 6.PDF  
BILL NO 20 TAPAWINGO STREETS 34) 07\_APPLICATION TO CITY FOR  
ACCEPTANCE OF MANORS STREETS EXHIBIT 7.PDF  
BILL NO 20 TAPAWINGO STREETS 35) 08\_CITY MEMO AND NON-  
COMPLIANCE REPORT EXHIBIT 8.PDF  
BILL NO 20 TAPAWINGO STREETS 36) 09\_MANORS RESPONSE TO  
CITY NON-COMPLIANCE REPORT.PDF  
BILL NO 20 TAPAWINGO STREETS 37) 10\_AMENDMENT TO  
APPLICATION AND UPDATE TO RESPONSE TO NON-COMPLIANCE  
REPORT EXHIBIT 10.PDF  
BILL NO 20 TAPAWINGO STREETS 38) 11\_AGENDA AND MINUTES OF  
PUBLIC WORKS MEETING\_JUNE 3, 2021.PDF  
BILL NO 20 TAPAWINGO STREETS 39) 12\_AGENDA AND MINUTES OF  
PUBLIC WORKS MEETING\_JULY 1, 2021.PDF  
BILL NO 20 TAPAWINGO STREETS 40) 13\_AGENDA AND MINUTES OF  
PLANNING AND ZONING COMMISSION\_AUGUST 4, 2021.PDF

#### 11.III. BILL NO. 21 POST MOTORWORKS

An Ordinance granting a Conditional Use Permit to Post Motorworks  
LLC for operation of a Vehicle Service Facility at 10340 (aka 11025)  
Winter Industrial Drive  
FIRST READING

##### Documents:

BILL NO 21 POST MOTORWORKS 1) P-16-21 COVER PAGE.PDF  
BILL NO 21 POST MOTORWORKS CUP (GRANT) 10.5.21.PDF

[BILL NO 21 POST MOTORWORKS 2\) P-16-21 APPLICATION.PDF](#)  
[BILL NO 21 POST MOTORWORKS 3\) P-16-21 UPDATED STAFF REPORT.PDF](#)  
[BILL NO 21 POST MOTORWORKS 4\) P-16-21 PETITIONER INFORMATION.PDF](#)  
[BILL NO 21 POST MOTORWORKS 5\) P-16-21 REVISED STRIPING PLAN.PDF](#)  
[BILL NO 21 POST MOTORWORKS 6\) P-16-21 PUBLIC HEARING.PDF](#)

11.IV. BILL NO. 22 DONUT PALACE

An Ordinance granting a Conditional Use Permit to Donut Palace for operation of a restaurant at 3751 South Lindbergh Boulevard  
FIRST READING

Documents:

[BILL NO. 22 DONUT PALACE 1\) P-17-21 COVER PAGE.PDF](#)  
[BILL NO 22 DONUT PALACE CUP 10.5.21.PDF](#)  
[BILL NO. 22 DONUT PALACE 2\) P-17-21 APPLICATION.PDF](#)  
[BILL NO. 22 DONUT PALACE 3\) P-17-20 UPDATED STAFF REPORT.PDF](#)  
[BILL NO. 22 DONUT PALACE 4\) P-17-21 PETITIONER INFORMATION.PDF](#)  
[BILL NO. 22 DONUT PALACE 5\) P-17-21 PUBLIC HEARING.PDF](#)

11.V. BILL NO. 23 I-44 PEDESTRIAN BRIDGE ACCESS

An Ordinance authorizing the City to enter into an agreement with MODOT to fund bicycle and pedestrian access on the approaches to the new I-44 bridges over the Meramec river  
FIRST READING

*\*Staff has requested a second reading*

Documents:

[BILL NO 23 PEDESTRIAN BRIDGE COVER PAGE.DOCX.PDF](#)  
[BILL NO 23 PEDESTRIAN BRIDGE TRAIL MEMO.PDF](#)  
[BILL NO 23 PEDESTRIAN BRIDGE 9.22.21 \(002\).PDF](#)  
[BILL NO 23 DRAFT MUNICIPAL AND COST APPORTIONMENT AGREEMENT WITH SUNSET HILLS \(002\).PDF](#)

11.VI. BILL NO. 24 ALCOHOLIC BEVERAGES

An Ordinance amending provisions of Chapter 4 of the City Code of Ordinances regarding alcoholic beverages  
FIRST READING

Documents:

[BILL NO 24 ALCOHOLIC BEVERAGES COVER PAGE.PDF](#)  
[BILL NO 24 ALCOHOLIC BEVERAGES ORD 10.5.21.PDF](#)  
[BILL NO 24 ALCOHOLIC BEVERAGES SB 126 BILL SUMMARY.PDF](#)

11.VII. RESOLUTION NO 586

A Resolution amending the City of Sunset Hills Personnel Policy Manual

Documents:

[RESOLUTION NO 586 COVER PAGE - PERSONNEL MANUAL 2.DOCX.PDF](#)  
[RESOLUTION NO 586 PERSONNEL MANUAL.PDF](#)  
[RESOLUTION NO 586 LABOR POSTER.PDF](#)  
[RESOLUTION NO 586 PERSONNEL MANUAL AMENDED OCTOBER 2021 - REDLINED.PDF](#)

11.VIII. RESOLUTION NO. 587

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

Documents:

[RESOLUTION NO 587 COVER PAGE - SURPLUS PD PROPERTY.DOCX.PDF](#)  
[RESOLUTION NO 587 SURPLUS POLICE EQUIPMENT 2021 RESOLUTION.PDF](#)

11.IX. RESOLUTION NO. 588 BUDGET ADJUSTMENT

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

Documents:

[RESOLUTION NO 588 AGENDA ITEMS COVER PAGE -BUDGET ADJUSTMENTS \(2\).PDF](#)  
[RESOLUTION NO 588 BUDGET AMENDMENTS FY 2021.PDF](#)  
[RESOLUTION NO 588 COPY OF PROPOSED 2021 BUDGET ADJ \(2\)EXHIBIT A.PDF](#)

12. APPOINTMENTS

none

13. GENERAL DISCUSSION

14. REQUEST TO MEET IN CLOSED SESSION PURSUANT TO 610.21.(1), (2), (3), AND (12) RSMo TO DISCUSS LEGAL, REAL ESTATE, PERSONNEL AND CONTRACT MATTERS

Documents:

[CLOSED AGENDA MEETING OCTOBER 12, 2021.PDF](#)

15. ADJOURNMENT