

MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF ALDERMEN  
OF THE CITY OF SUNSET HILLS MISSOURI  
HELD ON JANUARY 10, 2023

BE IT REMEMBERED that that the Board of Aldermen of the City of Sunset Hills, Missouri met in regular session in the Robert C. Jones Auditorium at City Hall, 3939 S. Lindbergh Boulevard and via Zoom on Tuesday January 10, 2023. The meeting convened at 6:00 p.m.

The meeting began with the reciting of the Pledge of Allegiance.

**ROLL CALL:**

Patricia Fribis	-Mayor
Ann McMunn	-Alderman Ward I
Brian Fernandez	-Alderman Ward I
Casey Wong	-Alderman Ward II
Christine Lieber	-Alderman Ward II
Cathy Friedmann	-Alderman Ward III
Randal Epperson	-Alderman Ward III
Lindsay Hof	-Alderman Ward IV
Fred Daues	-Alderman Ward IV
Brittany Gillett	-City Administrator
Susanna Messmer	-Finance Director
Bryson Baker	-City Engineer
Gerald Brown	-Director of Parks & Recreation
Stephen Dodge	-Chief of Police
Erin Seele	-City Attorney

**APPROVAL OF THE AGENDA:**

Alderman McMunn made a motion to approve the agenda as listed. Alderman Lieber seconded the motion and it was unanimously approved.

**APPROVAL OF MINUTES:**

Alderman Wong stated he would like to address the closed session minutes in closed session.

Alderman Epperson made a motion to approve the minutes as read for the December 13, 2022 regular session meeting. Alderman McMunn seconded the motion and it was unanimously approved.

**CONSENT AGENDA:**

a) Bills to be approved.

Alderman Lieber made a motion to approve the consent agenda. Alderman McMunn seconded the motion and it was unanimously approved.

**PROCLAMATION: Honoring Ken Luttrell and his 99<sup>th</sup> birthday**

Mayor Fribis read the Proclamation honoring Mr. Luttrell for his service and his 99<sup>th</sup> Birthday.

**PRESENTATIONS:**

- a) 12354 Gravois Redevelopment

Mr. Steve Maurer addressed the Board and explained the concept plan for the property at 12354 Gravois Road. He stated the concept was for high end brick and stone villas for rent.

Discussion ensued on the property design, use and proposed density.

**PUBLIC HEARING:** None

**PUBLIC COMMENT:** None

**Old Business:**

**Bill No 37 – An Ordinance setting the compensation to be paid to the Municipal Judge and City Prosecutor**  
**SECOND READING**

Alderman Hof read Bill No. 37 for a second reading.  
 Alderman Epperson made a motion to approve Bill No. 37.  
 Alderman Lieber seconded the motion.

**ROLL CALL VOTE:**

**Vote: Passed/Failed (Summary Yes=8)**

Alderman McMunn, Alderman Fernandez, Alderman Wong, Alderman Lieber, Alderman Friedmann, Alderman Epperson, Alderman Hof, Alderman Daues

Mayor Fribis declared Bill No. 37 to become Ordinance # 2271.

**CITY OFFICIAL AND COMMITTEE REPORTS:**

City Clerk/City Administrator, Brittany Gillett stated that candidate filing had closed for the April 4, 2023 election.

Director of Finance, Susanna Messmer stated staff had reached out to the auditors for an engagement letter and a schedule of fees for the upcoming audit as well as the next several years.

Chief of Police, Stephen Dodge stated the crime statistics were down from last year with the exception of car break ins. He explained they were looking into a more aggressive public awareness campaign. He also stated he was in discussion with Mr. Brown on installing cameras at several of the parks.

City Attorney, Erin Seele stated nothing to report.

City Engineer, Bryson Baker stated there was crack sealing being done across the City, the concrete slab replacement project would be published Wednesday, and the City Hall renovation plans completed two years ago were in the process of being updated and would be on the February agenda for review.

Director of Parks & Recreation, Gerald Brown stated nothing additional to report.

**COMMITTEE REPORTS:**

Finance Committee -Alderman Fernandez stated they were proactively planning for the new year and would have a meeting in January.

Economic Development Committee – Alderman Hof stated she met with the Mayor, Ms. Gillett and Mr. Baker to discuss changing the definition of the Economic Development Committee to be more reflective of the current economic atmosphere. The changes will be presented at the January 23 meeting.

Parks & Recreation Commission – Alderman Wong stated nothing to report.

Police Advisory Board – Alderman Epperson stated the next meeting would be February 7, 2023.

Public Works Committee – Alderman Friedmann stated nothing to report.

**NEW BUSINESS:**

**Bill No 39 – An Ordinance of the City of Sunset Hills, Missouri imposing an additional sales tax on all tangible personal property retail sales of adult use Marijuana within the City in accordance with Article XIV, Section 2, Subsection 6 for general revenue purposes**

**FIRST READING**

**\*Staff has requested a second reading**

Alderman Daues read Bill No. 39 for a first reading.

Alderman Wong made a motion to suspend the rules and read Bill No. 39 for a second reading.  
Alderman Daues seconded the motion.

**ROLL CALL VOTE:**

**Vote: Passed (Summary Yes=8)**

Alderman McMunn, Alderman Daues, Alderman Hof, Alderman Epperson, Alderman Fernandez, Alderman Wong, Alderman Lieber, Alderman Friedmann

Alderman Daues read Bill No. 39 for a second reading.  
Alderman McMunn made a motion to approve Bill No. 39.  
Alderman Hof seconded the motion.

**ROLL CALL VOTE:**

**Vote: Passed/Failed (Summary Yes=8)**

Alderman Fernandez, Alderman Hof, Alderman McMunn, Alderman Daues, Alderman Wong, Alderman Epperson, Alderman Lieber, Alderman Friedmann

Mayor Fribis declared Bill No. 39 to become Ordinance #2272.

**Bill No 40- An Ordinance amending the procedures for the second reading of a Bill at the same meeting  
FIRST READING**

Alderman Epperson read Bill No. 40 for a first reading.

Alderman Epperson made a motion to suspend the rules and read Bill No. 40 for a second reading.  
Alderman Daues seconded the motion.

**ROLL CALL VOTE:**

**Vote: Failed (Summary Yes=5, No =3)**

Aye: Alderman Lieber, Alderman Daues, Alderman Hof, Alderman Epperson, Alderman Fernandez

Nay: Alderman Friedmann, Alderman Wong, Alderman McMunn

Motion failed.

**Resolution No. 654- A Resolution approving a contract with Eime Small Engine Repair LLC and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills**

Alderman Friedmann read Resolution No. 654.

Mr. Baker explained this was a mower replacement of an older mower and is from the State of Missouri Procurement list. Mr. Baker explained the mower was used by PW for campus grounds.

Alderman Epperson made a motion to approve Resolution No. 654.  
Alderman McMunn seconded the motion and it was unanimously approved.

**Resolution No. 655 – A Resolution approving a contract with Elliott Data Systems Inc. and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills**

Alderman Wong read Resolution No. 655.

Mr. Baker explained this was the same company used by the Police Department. He stated he felt these were a benefit to the City for numerous reasons. Brief discussion was had on signage identifying the cameras to the public as well as the video recording capacity and retention.

Alderman Wong made a motion to approve Resolution No. 655.  
Alderman McMunn seconded the motion and it was unanimously approved.

**Resolution No. 656- A Resolution approving a contract with Viking Sives Midwest and Truck Centers Inc and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills**

Alderman Lieber read Resolution No. 656.  
Alderman Epperson made a motion to approve Resolution No. 656.  
Alderman Lieber seconded the motion.

Mr. Baker explained the purchase was for the truck and truck body.

The motion was unanimously approved.

**Resolution No. 657- A Resolution approving a contract with Viking Sives Midwest and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills**

Alderman Fernandez read Resolution No. 657.

Alderman Epperson made a motion to approve Resolution No. 657.

Alderman McMunn seconded the motion.

Mr. Baker explained this was the truck body for the truck chassis previously approved.

The motion was unanimously approved.

**Resolution No. 658- A Resolution approving a contract with Ideal Landscape and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills**

Alderman McMunn read Resolution No. 658.

Alderman McMunn made a motion to approve Resolution No. 658.

Alderman Lieber seconded the motion.

Discussion was had on the cost of the mowing contract compared to using the funds for improvements to the trails. Mr. Brown explained there were funds allocated for trail improvements and other activities within the park if the Board wished to change directions with the use of Bander Park. Alderman Daues stated he felt the priority should be the residents' ability to use the Park.

Motion passed with 7 aye votes and one nay vote.

Aye: Alderman Friedmann, Alderman Wong, Alderman McMunn Alderman Lieber, Alderman Hof, Alderman Epperson, Alderman Fernandez

Nay: Alderman Daues

**APPOINTMENTS:**

None

**RE- APPOINTMENTS:**

- a) Sherri Schmidt: Gempp Commission term to expire 2/11/2026
- b) Frank Pellegrini: Planning and Zoning Commission term to expire 01/08/2027
- c) Rich Gau: Planning and Zoning Commission term to expire 01/08/2027
- d) Steve Young: Planning and Zoning Commission term to expire 01/08/2027

Alderman McMunn made a motion to approve the appointments as listed. Alderman Daues seconded the motion and it was unanimously approved.

**GENERAL DISCUSSION:**

Mayor Fribis read an anonymous letter from a resident in reference to concerns over the loss of the Panera headquarters. Mayor Fribis explained it was up to the developer to fill the space vacated by Panera and the fee for the space would be the same.

Alderman Epperson commented on the Bander Park improvements mentioned. He explained it would be a good time to come up with plans for improvement for the Park.

**REQUEST TO MEET IN CLOSED SESSION PURSUANT TO 610.21 (1) RSMo TO DISCUSS LEGAL MATTERS:**

Alderman Lieber made a motion to go into closed session. Alderman Hof seconded the motion.

**ROLL CALL VOTE:**

**Vote: Passed/Failed (Summary Yes=8)**

Alderman McMunn, Alderman Stewart, Alderman Wong, Alderman Lieber, Alderman Friedmann, Alderman Epperson, Alderman Hof, Alderman Daues

The Board went into closed session at 7:11 p.m.

The Board reconvened in open session at 9:03 p.m.

**ADJOURNMENT:**

Alderman McMunn made a motion to adjourn the meeting. Alderman Hof seconded the motion and it was unanimously approved.

Meeting adjourned at 9:03 p.m.

Deputy City Clerk  
Lori Stone