

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF ALDERMEN
OF THE CITY OF SUNSET HILLS MISSOURI
HELD ON FEBRUARY 10, 2026

BE IT REMEMBERED 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 February 10, 2026. 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
Kurtis Krueger	-Alderman Ward III
Greg Colombo	-Alderman Ward III
Mark Colombo	-Alderman Ward IV
Brittany Gillett	-City Administrator
Jeff Trentmann	-Director of Finance
Mike Knight	-Director of Planning & Public Works
Gerald Brown	-Director of Parks & Recreation
Stephen Dodge	-Chief of Police
Erin Seele	-City Attorney

Absent:	Marie Davis	-Alderman Ward II
	Fred Daues	-Alderman Ward IV

APPROVAL OF THE AGENDA:

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

APPROVAL OF MINUTES:

Alderman McMunn made a motion to approve the minutes as read for the January 13 regular and closed session meetings and the January 27, 2026 special meeting. Alderman Greg Colombo seconded the motion and it was unanimously approved.

CONSENT AGENDA:

- a) Bills to be approved.
- b) Request by Memories Car Club for annual Car Cruise at Faith Church 13001 Gravois Road on the first Friday of each month April through October 2026.
- c) Request from Laumeier Sculpture Park, 12580 Rott Road, for City sponsorship of the annual Art Fair May 8-10, 2026, temporary signage, and one-way traffic on Rott Road during the event.

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

PRESENTATION:

Mr. John Schebaum with BFA Engineering reviewed the concept plan for Sunset Hills Subaru. He stated the plan was for an 18,400 square foot building addition for shop space, as well as upper-level parking for service. He explained they would be applying for a Planned Development permit for the expansion and hoped to have the addition completed in 2026.

Brief discussion was had on controlling the glare from the lights in the parking lot as well as where the lost parking spaces would be made up. Mr. Schebaum explained the parking spots located on the top of the building would accommodate the lost spots which were used for the service area.

PUBLIC HEARINGS:

None

PUBLIC COMMENT:

None

OLD BUSINESS:

Bill No. 137- An Ordinance exempting the City of Sunset Hills, Missouri from the provisions of Section 311.2026 RSMO relating to liquor licenses

SECOND READING

Alderman Fernandez read Bill No. 137 for a second reading.
Alderman McMunn made a motion to approve Bill No. 137.
Alderman Mark Colombo seconded the motion.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=6)

Aye: Alderman Mark Colombo, Alderman McMunn, Alderman Fernandez, Alderman Wong, Alderman Krueger, Alderman Greg Colombo
Absent: Alderman Davis, Alderman Daues

Mayor Fribis declared Bill No. 137 to become Ordinance # 2416.

Bill No. 138- An Ordinance of the City of Sunset Hills, Missouri approving the amendment of the petition of the Viking Conference Center Community Improvement District

SECOND READING

Alderman McMunn read Bill No. 138 for a second reading.
Alderman McMunn made a motion to approve Bill No. 138.
Alderman Greg Colombo seconded the motion.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=6)

Aye: Alderman Greg Colombo, Alderman Mark Colombo, Alderman McMunn, Alderman Fernandez, Alderman Wong, Alderman Krueger
Absent: Alderman Davis, Alderman Daues

Mayor Fribis declared Bill No. 138 to become Ordinance # 2417.

**Bill No. 139 - An ordinance rezoning a 23.9-acre tract of land located at 13165 Maple Drive from the "PD-MXD" Planned Development Mixed Use District to the "R1" Residence District and amending the official zoning map. (P-10-25)
SECOND READING**

Alderman Wong read Bill No. 139 for a second reading.
Alderman Wong made a motion to approve Bill No. 139.
Alderman McMunn seconded the motion.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=6)

Aye: Alderman McMunn, Alderman Fernandez, Alderman Wong, Alderman Krueger, Alderman Greg Colombo, Alderman Mark Colombo
Absent: Alderman Davis, Alderman Daues

Mayor Fribis declared Bill No. 139 to become Ordinance # 2418.

**Bill No. 140- An ordinance providing for the approval of a minor subdivision plat for the 13165 Maple Drive minor lot subdivision, a 23.9-acre tract of land zoned R1 residence district located at 13165 Maple Drive.
SECOND READING**

Alderman Greg Colombo read Bill No. 140 for a second reading.
Alderman Greg Colombo made a motion to approve Bill No. 140.
Alderman McMunn seconded the motion.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=6)

Aye: Alderman McMunn, Alderman Fernandez, Alderman Wong, Alderman Krueger, Alderman Greg Colombo, Alderman Mark Colombo
Absent: Alderman Davis, Alderman Daues

Mayor Fribis declared Bill No. 140 to become Ordinance # 2419.

CITY OFFICIAL AND COMMITTEE REPORTS:

City Clerk/City Administrator, Brittany Gillett, stated nothing to report.

Director of Finance, Jeff Trentmann, stated the Finance Committee discussed budget amendments, the Auditors are doing a preliminary visit tomorrow, and the City won its third Financial reporting award.

Chief of Police, Stephen Dodge, stated nothing to report.

City Attorney, Erin Seele, stated there were some legislative alerts in reference to food sales tax and also utility ROW relocation costs being placed on residents instead of the utility. She stated they were watching them closely since they were moving fast.

Brief discussion was had on what food was included in this. Ms. Seele stated it was grocery store food and quick mart items.

Director of Planning & Public Works, Mike Knight, stated they were doing a lot of repairs on the roads after so much ice and snow. He stated the Storm Water Master Plan would be presented at the next BOA meeting, West Watson Phase II has a contractor chosen and will be on the March BOA agenda for approval, and West Watson Phase 3 has an engineer and is on target, slightly under budget and will be on the March agenda also. Mr. Knight briefly reviewed the items on the current agenda for approval.

Director of Parks & Recreation, Gerald Brown stated there would be a contractor doing work at the Tennis Courts, the Activity Guide was being mailed out again this year and Day Camp was already 95% full after the first day of registration. Mr. Brown reviewed the items to be approved on the agenda and stated they were under budget.

COMMITTEE REPORTS:

Finance Committee -Alderman Fernandez stated they met on January 26 and discussed the current budget adjustments.

Parks & Recreation Commission – Mr. Brown stated their First annual flea Market would be in March and to check the Calendar for upcoming events.

Police Advisory Board – Alderman Colombo stated nothing to report.

Public Works Committee – Mr. Knight stated the committee reviewed the items that were on this evening’s agenda for approval.

NEW BUSINESS:

Resolution No. 791- A Resolution approving a contract with MACC Contracting and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Alderman Krueger read Resolution No. 791.
Alderman Krueger made a motion to approve Resolution No. 791.
Alderman McMunn seconded the motion and it was unanimously approved.

Resolution No. 792 - A Resolution approving a contract for the purchase of a 2026 2500 HD Chevrolet Silverado and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Alderman Mark Colombo read Resolution No. 792.
Alderman Mark Colombo made a motion to approve Resolution No. 792.
Alderman Greg Colombo seconded the motion and it was unanimously approved.

Resolution No. 793- A Resolution declaring surplus property and authorizing the sale of such property

Alderman Fernandez read Resolution No. 793.
Alderman Fernandez made a motion to approve Resolution No. 793.
Alderman McMunn seconded the motion and it was unanimously approved.

Resolution No. 794- A Resolution approving a contract with Spencer Contracting and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Alderman McMunn read Resolution No. 794.
Alderman McMunn made a motion to approve Resolution No. 794.
Alderman Krueger seconded the motion and it was unanimously approved.

Resolution No. 795- A Resolution approving a contract with Sweetens Sealing Services and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Alderman Wong read Resolution No. 795.
Alderman Wong made a motion to approve Resolution No. 795.
Alderman Greg Colombo seconded the motion and it was unanimously approved.

Resolution No. 796- A Resolution approving a contract with Spencer Contracting Company and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Alderman Greg Colombo read Resolution No. 796.
Alderman Greg Colombo made a motion to approve Resolution No. 796.
Alderman Mark Colombo seconded the motion and it was unanimously approved.

Resolution No. 797- A Resolution approving a slate of Directors for the Viking Conference Center Community Improvement District

Alderman Krueger read Resolution No. 797.
Alderman Krueger made a motion to approve Resolution No. 797.
Alderman McMunn seconded the motion and it was unanimously approved.

APPOINTMENTS:

- a) Alderman Ann McMunn- Chairman Public Works Committee- term is concurrent with Aldermanic term

Alderman Krueger made a motion to approve the appointment. Alderman Wong seconded the motion and it was unanimously approved.

- b) Bill Holland- Finance Committee term to expire 8/12/2027

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

- c) Kurt Krueger- Public Works Committee- term is concurrent with Aldermanic term

Alderman Greg Colombo made a motion to approve the appointments. Alderman Mark Colombo seconded the motion and it was unanimously approved.

GENERAL DISCUSSION:

a) Private Street Cooperative

Mr. Knight stated this item came out of general discussion last month. He reviewed some questions posed by residents in reference to having private streets repaired. He suggested a potential private road cooperative and potentially assisting with monitoring the construction while reducing the City's liability for the private roads.

Mr. Knight suggested a possible bi-annual assessment of their private roads utilizing surface inspections to inform the homeowners of the needed repairs.

Offer the possibility of a network of contractors available to do work for the homeowners, while staying independent of their projects.

Brief discussion was had on allowing subdivisions to utilize the rates provided to City in bids by contractors.

Alderman Wong stated he felt the inspection component along with the contractor information could be valuable to the homeowners.

Alderman McMunn stated she supported the idea of this as well.

Mr. Knight stated he could bring this back to Board once he sees what the response is from the residents on private streets.

b) Senior Living Zoning

Mr. Knight explained it was discovered that there are several Senior Living use facilities that are currently not permitted in any zoning district. We have existing facilities in the older PD districts that can continue to operate under their very specific original planned development but cannot make any changes as there is no process to allow it. He stated it would take an ordinance amendment to allow them to even apply.

Additional discussion was had on why it was left out of the UDO. Mr. Knight stated he did not feel it was intentionally left out.

Alderman Wong asked what the difference was between a senior living facility and apartment complex was. Ms. Gillett explained that the healthcare services were the main difference.

The Board gave consensus to have staff move forward with reviewing the comprehensive plan to see where it makes sense to permit these types of facilities.

Mayor Fribis stated the new electric pole on Kennerly was placed and the old pole would be removed as soon as AT&T removed their lines. Mayor Fribis thanked the Sanders family for providing the easement to move the pole.

REQUEST TO MEET IN CLOSED SESSION PURSUANT TO RSMo 610.021 (1) TO DISCUSS LEGAL MATTERS

Alderman McMunn made the motion to go into closed session pursuant to RSMo 610.021 (1). Alderman Mark Colombo seconded the motion.

ROLL CALL VOTE:

Vote: Passed(Summary Yes=6)

Aye: Alderman McMunn, Alderman Fernandez, Alderman Wong, Alderman Krueger, Alderman Greg Colombo, Alderman Mark Colombo

Absent: Alderman Davis, Alderman Daues

The Board went into closed session at 6:49 p.m.

The Board reconvened in open session at 7:10 p.m.

ADJOURNMENT:

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

Meeting adjourned at 7:10 p.m.

Deputy City Clerk
Lori Stone