

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF ALDERMEN
OF THE CITY OF SUNSET HILLS MISSOURI
HELD ON MARCH 23, 2021

BE IT REMEMBERED that the Board of Aldermen of the City of Sunset Hills, Missouri met in regular session held via Zoom on Tuesday March 23, 2021. The meeting convened at 6:00 p.m.

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

ROLL CALL:

Patricia Fribis	-Mayor
Joe Stewart	-Alderman Ward I
Ann McMunn	-Alderman Ward I
Steve Bersche	-Alderman Ward II
Casey Wong	-Alderman Ward II
Cathy Friedmann	-Alderman Ward III
Nathan Lipe	-Alderman Ward III
Mark Colombo	-Alderman Ward IV
Thompson Price	-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
Robert E. Jones	-City Attorney

APPROVAL OF MINUTES:

Alderman Price made a motion to accept the minutes as read for the March 9, 2021 regular and closed session meetings. Alderman Stewart seconded the motion and it was unanimously approved.

PROCLAMATIONS:

Mayor Fribis read the Proclamation declaring April as Arbor Month.

CONSENT AGENDA:

- a) Request by First Baptist Church of Crestwood for their annual 5k "REZ RUN" Sunday, April 4, 2021.

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

PUBLIC HEARING:

Public Hearing: The Board will consider the approval of a petition to establish the Shoppes at Sunset Hills Community Improvement District and authorize powers granted to community improvement districts under the Act.

PUBLIC COMMENT:

Mayor Fribis read a statement from resident Marie Davis, ward two in reference to the upcoming election and Proposition U.

OLD BUSINESS: None

Bill No. 24- An Ordinance providing for the approval of a Subdivision Plat for a Lot Split of the property at 9475 Golfhurst Lane as provided in Appendix A, Section 4 of the Code of Ordinances of the City of Sunset Hills, Missouri
SECOND READING

Alderman Bersche read Bill No. 24 for a second reading. Alderman Colombo made a motion to approve Bill No. 24. Alderman Bersche seconded the motion.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=8)

Alderman Stewart, Alderman McMunn, Alderman Bersche, Alderman Wong, Alderman Friedmann, Alderman Lipe, Alderman Colombo, Alderman Price

Mayor Fribis declared Bill No.24 to become Ordinance # 2198.

Bill No. 28- An Ordinance approving an Amended Development Plan for Friendship Village of South County
SECOND READING

Alderman Lipe read Bill No. 28 for a second reading. Alderman Price made a motion to approve Bill No. 28. Alderman Stewart seconded the motion.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=8)

Alderman Stewart, Alderman McMunn, Alderman Bersche, Alderman Wong, Alderman Friedmann, Alderman Lipe, Alderman Colombo, Alderman Price

Mayor Fribis declared Bill No.28 to become Ordinance # 2199.

Bill No. 29-An Ordinance granting an Amended Conditional Use Permit to Special School District of St. Louis County for improvements to South County Technical School at 12721 West Watson Road
SECOND READING

Alderman Colombo read Bill No. 29 for a second reading. Alderman Colombo made a motion to approve Bill No. 29. Alderman McMunn seconded the motion.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=8)

Alderman Stewart, Alderman McMunn, Alderman Bersche, Alderman Wong, Alderman Friedmann, Alderman Lipe, Alderman Colombo, Alderman Price

Mayor Fribis declared Bill No.29 to become Ordinance # 2200.

Bill No. 32- An Ordinance approving a petition to establish a Community Improvement District; Establishing the Shoppes at Sunset Hills Community Improvement District as a political subdivision of the State of Missouri; Declaring that the Real property within the district is a blighted area under the Community Improvement District Act; Appointing an initial Board of Directors for the District; Directing the City Clerk to notify the Missouri Department of Economic Development of the creation of the District; and approving a District Project Agreement in connection therewith
SECOND READING

Alderman Wong read Bill No. 32 for a second reading.

Mayor Fribis addressed the Board in reference to the improvements involved with passing the CID. She touched on the safety improvements with cross access between the existing parking lot, Helen Fitzgerald's and Comfort Suites parking lot. She stated the project could generate approximately \$425,000 to help maintain streets, parks, police and community services.

Alderman McMunn asked if approving the CID 100% guaranteed the City a grocery store. Attorney Jones answered there was a provision in the project agreement that if the developer cannot produce a grocery store tenant, the project agreement and CID would terminate if the Board did not approve a substitute tenant.

Alderman Wong stated Alderman McMunn's question was not answered. Mark Grimm with Gilmore & Bell stated no it did not guarantee a grocery store because there was not an executed lease agreement yet. He further explained that without the grocery store there would not be a CID unless the Board approved a replacement.

Lengthy discussion ensued in reference to the lease terms and line-item expenses in the CID.

Mayor Fribis thanked everyone for working diligently to put the agreement together.

Alderman Friedmann made a motion to amend section 2 of the ordinance to include a third condition noted as C) The Grocery store defined as the approved store in section 4.04 of the District Project Agreement shall permanently close or no longer remain open to the public for business in the district.

Additional discussion in reference to the proposed amendment and the impact of it on the CID agreement continued.

Alderman Price made a motion to approve the second reading of Bill No. 32.
Alderman Lipe seconded the motion.

Atty Jones stated there was still a motion on the floor made by Alderman Friedmann that had not been seconded.

Mayor Fribis stated due to the lack of a second Alderman Friedmann's motion died.

Alderman McMunn then asked if she could second it.

Attorney Jones stated yes.

Mayor Fribis stated there was a motion for an amendment by Alderman Friedmann, seconded by Alderman McMunn.

Alderman Friedmann re-read her motion to amend section 2 of Bill No. 32 to include a third condition noted as C) The Grocery store defined as the approved store in section 4.04 of the District Project Agreement shall permanently close or no longer remain open to the public for business in the district.

ROLL CALL VOTE:

Vote: Failed (Summary Yes=2, No=6)

Motion Failed

Yes: Alderman McMunn, Alderman Friedmann

No: Alderman Stewart, Alderman Bersche, Alderman Wong, Alderman Lipe, Alderman Colombo, Alderman Price

Alderman Price made another motion to approve Bill No. 32. Alderman McMunn seconded the motion.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=8)

Alderman Stewart, Alderman McMunn, Alderman Bersche, Alderman Wong, Alderman Friedmann, Alderman Lipe, Alderman Colombo, Alderman Price

Mayor Fribis declared Bill No.32 to become Ordinance # 2201.

CITY OFFICIAL AND COMMITTEE REPORTS:

City Clerk/City Administrator- Brittany Gillett stated April 6 is municipal election day so there would not be a meeting on the second Tuesday in April. The next BOA meeting would take place on April 27, 2021.

Director of Finance- Susanna Messmer stated nothing to report.

Chief of Police- Stephen Dodge stated nothing to report.

City Attorney- Robert E. Jones stated nothing to report.

City Engineer- Bryson Baker stated nothing to report.

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

COMMITTEE REPORTS:

Finance Committee – Alderman Colombo stated nothing to report and thanked the Mayor for appointing him to his position. He stated it was a great honor serving as Finance Committee Chairman.

Economic Development Committee – Aldermen Price stated nothing to report.

Parks & Recreation Commission – Alderman Bersche stated nothing new to report.

Police Advisory Board – Alderman Bersche stated nothing new to report.

Public Works Committee – Aldermen Lipe stated nothing new to report.

NEW BUSINESS:

Resolution No. 559- A Resolution approving a contract with Applied Concepts, Inc. DBA Stalker Radar and authorizing the Mayor and/or the City Administrator to execute the same on behalf of the City of Sunset Hills

Alderman Stewart made a motion to approve Resolution No. 559. Alderman McMunn seconded the motion and it was unanimously approved.

Resolution No. 560- A Resolution approving a contract with Pipe Solutions, LLC and authorizing the Mayor and/or the City Administrator to execute the same on behalf of the City of Sunset Hills

Alderman Wong asked about the water line going into a known flood zone and if the issue had been broached. Mr. Brown stated that was a great question and yes it was addressed with the plumbers and where it will be secured and where the shutoff is located is out of the floodway so it would not be an issue.

Alderman Price made a motion to approve Resolution No. 560. Alderman McMunn seconded the motion and it was unanimously approved.

Resolution No. 561- A Resolution approving the construction and installation of playground equipment at Watson Trail Park and authorizing the Mayor and/or the City Administrator to execute four contracts on behalf of the City of Sunset Hills

Alderman Price made a motion to approve Resolution No. 561. Alderman McMunn seconded the motion and it was unanimously approved.

APPOINTMENTS:

None

RE-APPOINTMENTS:

None

AQUATIC FACILITY OPERATION 2021 DISCUSSION

Mr. Brown went over the plans for operation of the aquatic facility under St. Louis County guidelines and requested approval to move forward with the plan he outlined.

Alderman Wong commended Mr. Brown for working hard to get the aquatic facility open to the community.

Alderman Price made a motion to approve moving forward with the operational plan. Alderman Stewart seconded the motion and it was unanimously approved.

GENERAL DISCUSSION

None

REQUEST TO MEET IN CLOSED SESSION:

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

Alderman Wong made a motion to go into closed session. Alderman McMunn seconded the motion.

ROLL CALL VOTE:

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

Alderman Stewart, Alderman McMunn, Alderman Bersche, Alderman Wong, Alderman Friedmann, Alderman Lipe, Alderman Colombo, Alderman Price

The Board went into closed session at 6:55 p.m.

The Board reconvened in open session at 7:37 p.m. A general discussion ensued.

ADJOURNMENT:

Alderman Stewart made a motion to adjourn the meeting. Alderman Colombo seconded the motion and it was unanimously approved. Meeting adjourned at 7:39 p.m.

Deputy City Clerk

