

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF ALDERMEN
OF THE CITY OF SUNSET HILLS MISSOURI
HELD ON JUNE 8, 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 June 8, 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
Ann McMunn	-Alderman Ward I
Joe Stewart	-Alderman Ward I
Casey Wong	-Alderman Ward II
Christine Lieber	-Alderman Ward II
Cathy Friedmann	-Alderman Ward III
Randal Epperson	-Alderman Ward III
Thompson Price	-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
Robert E. Jones	-City Attorney

APPROVAL OF MINUTES:

Alderman McMunn made a motion to accept the minutes as read for the May 11, 2021 regular and closed session meetings. Alderman Epperson seconded the motion and it was unanimously approved.

CONSENT AGENDA

- a) Bills to be approved.
- b) Annual renewal of existing liquor licenses for July 1, 2021 through June 30, 2022.
- c) Special Event request by Faith Church for annual July 3 fireworks display at 13001 Gravois Road.
- d) Request by SIYA 0806 LLC for a new liquor license for purchase of Wallis Petroleum located at 10743 Watson Road

Alderman Friedmann made a motion to remove the Tidal Wave license approval from the liquor license approvals for further discussion. Alderman McMunn seconded the motion and it was approved unanimously.

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

PUBLIC HEARING: None

PUBLIC COMMENT:

Mayor Fribis read a comment submitted by Sandra Jo Ankney of 12938 Baalbek Dr.

OLD BUSINESS:

Bill No. 1- An Ordinance amending the exterior lighting regulations of the City of Sunset Hills
SECOND READING

Alderman Daues read Bill No. 1 for a second reading.

Alderman Wong made a motion to table Bill No 1, Alderman Epperson seconded the motion and it was unanimously approved.

There was a brief discussion in reference to additional changes needed in the bill.

Bill No. 3- An Ordinance establishing a compensation schedule for Patrolmen and Sergeants of the Sunset Hills Police Department
SECOND READING

Alderman Price read Bill No. 3 for a second reading.

Alderman Price made a motion to approve Bill No. 3, Alderman Stewart seconded the motion.

Alderman Wong asked the Mayor to entertain debate. He stated he felt the bill should be put on hold until after the work session. Alderman McMunn agreed.

Alderman Epperson stated he felt the bill should be voted on, that having to do retroactive pay was burdensome.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=4, No =4)

Aye: Alderman Stewart, Alderman Lieber, Alderman Epperson, Alderman Price

Nay: Alderman McMunn, Alderman Wong, Alderman Friedmann, Alderman Daues

Mayor Fribis broke the tie with an aye vote.

Mayor Fribis declared Bill No.3 to become Ordinance # 2203.

CITY OFFICIAL AND COMMITTEE REPORTS

City Clerk/City Administrator, Brittany Gillett stated we will resume in person meetings for all boards and commissions in July. Budget review will be done in two weeks.

Director of Finance, Susanna Messmer stated nothing to report.

Chief of Police, Stephen Dodge stated nothing to report. He thanked the Mayor and Board for their help with passing Bill No 3.

City Attorney, Robert E. Jones stated he and Sarina Cape have been following the ICC residential codes. He stated the City is now in a position to adopt the St. Louis County codes. He stated in order to do that the codes must be on display for the public for 90 days prior to adopting the ordinance.

City Engineer, Bryson Baker stated nothing to report.

Director of Parks & Recreation, Gerald Brown stated in addition to a written report, he would have a sample of the newsletter for the Board to review in the next week. He also stated the pool would be opening this weekend.

COMMITTEE REPORTS:

Finance Committee - Alderman Stewart stated nothing to report.

Economic Development Committee – Aldermen Price stated nothing to report.

Parks & Recreation Commission – Mr. Brown stated Day Camp started the past Monday and that they are filled with 70 kids per week. He also stated the fishing derby was on Saturday at 10am in Watson Trail Park. Alderman McMunn asked about the proceeds from the Makers Market. Mr. Brown stated he planned to have the numbers available in his next Director’s report.

Police Advisory Board – Alderman Epperson stated nothing new to report in addition to the pay matrix.

Public Works Committee – Alderman Friedmann stated they met Thursday and reviewed the items on the agenda including the Sappington Estates request to have LED lights installed. She stated it would be at the City’s expense, so they checked with Ameren to find out if they would be replacing. She stated the Tapawingo streets item was tabled and a contract with Horner & Schifrin was presented. She stated the committee recommended approval of the contract.

NEW BUSINESS:

Bill No. 4- An Ordinance amending Chapter 2, Article VI, Section 2-212 of the Code with respect to the Police Advisory Board
FIRST READING

Alderman Epperson read Bill No. 4 for a first reading.

Alderman Epperson made a motion to suspend the rules and read Bill 4 for a second reading.
Alderman McMunn seconded the motion.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=8)

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

Alderman Epperson read Bill No. 4 for a second reading.
Alderman Price made a motion to approve Bill No. 4.
Alderman Epperson seconded the motion.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=8)

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

Mayor Fribis declared Bill No .4 to become Ordinance # 2204.

Bill No. 5- An Ordinance amending Chapter 2, Article III section 2-50 of the Code with respect to appointments to Boards and Commissions
FIRST READING

Alderman Friedmann read Bill No. 5 for a first reading.

There was a brief discussion in reference to adding section 2-51 to the title of the Ordinance as it was added as part of the actual Bill.

Bill No. 6- An Ordinance authorizing Missouri American Water Company to install a fire hydrant in the City of Sunset Hills, Missouri
FIRST READING

Alderman Lieber read Bill No. 6 for a first reading.

Alderman Lieber made a motion to suspend the rules and read Bill 6 for a second reading.
Alderman Epperson seconded the motion.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=8)

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

Alderman Lieber read Bill No. 6 for a second reading.
Alderman Price made a motion to approve Bill No. 6.
Alderman Epperson seconded the motion.

ROLL CALL VOTE:

Vote: Passed (Summary Yes=8)

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

Mayor Fribis declared Bill No. 6 to become Ordinance # 2205.

Bill No. 7- An Ordinance to authorize the Mayor and/or City Administrator to execute a contract between the City of Sunset Hills, Missouri and Horner & Shifrin, Inc., providing for planning, design, and construction inspection services for roadway improvements on West Watson Road from Gravois Road (MO 30) to Weber Hill Road.
FIRST READING

Alderman Wong read Bill No. 7 for a first reading.

Mr. Baker explained the project and the grant for the roadway and pedestrian walkway improvements. Mr. Baker stated that one of the conditions of the grant was to install sidewalks. He stated there would be a public meeting for residents to give input. He confirmed that this contract was for preliminary plans only. There was additional discussion in reference to removing the sidewalks from the plan. Mr. Baker stated we could remove them but it could cause an issue with obtaining future grants.

Alderman Price made a motion to suspend the rules and read Bill No 7 for a second reading.

There was additional discussion in reference to what was being approved. It was reiterated that the contract was for engineering services for preliminary drawings and then would go to the residents for input.

Alderman Wong asked for clarification on what specifically was involved with this approval. Mr. Baker stated this was for preliminary engineering and construction engineering, if it takes place, and that Horner & Schifrin would be the designer. He stated the City would do Right of Way acquisition once we have a final preliminary plan, and then the construction contract would go out for bid. Once the best and lowest bid was awarded by the Board, Horner & Schifrin would do the construction engineering and inspection of the contractor.

Alderman Lieber asked how Horner and Schifrin was chosen for this project. Mr. Baker explained that it was a long process and the City had to follow the Quality Based Selection Process, which is a State Statute and

required by MODOT and FHWA. The City solicits RFQ's from contractors and then those are graded by Mr. Baker and Mr. Searcy. They do an interview with the top four firms and then also grade the interviews. Once that is complete, they select the most qualified. Mr. Baker explained once they make a selection and have obtained MODOT's approval, they negotiate a contract with the bid winner. They submit costs which are also reviewed by MODOT to ensure they are within industry standards.

Alderman Lieber asked if Horner & Schifrin have done work with the City previously. Mr. Baker confirmed that yes, the City has done several projects with them.

Alderman Epperson seconded the motion made by Alderman Price.

ROLL CALL VOTE:

Vote: Failed (Summary Yes=7, No=1)

Aye: Alderman McMunn, Alderman Stewart, Alderman Lieber, Alderman Friedmann, Alderman Epperson, Alderman Price, Alderman Daues

Nay: Alderman Wong

Motion to suspend the rules and read Bill No. 7 for a second reading failed.

Resolution No. 566- A Resolution requiring the Director of Finance for the City of Sunset Hills to allocate all revenue from the Crestwood Dispatching Agreement to the Police Department

There was lengthy discussion in reference to specifically allocating these funds. There was additional discussion on Prop P funds collected and their placement in the general fund instead of a specifically designated fund. Ms. Messmer stated the City was 100% compliant in the way the funds are allocated and tracked. Ms. Messmer also reiterated that restricting Prop P or any other funds, must be done at the direction of the Board.

Alderman Epperson made a motion for the drafting of an ordinance to segregate Prop P funds for both incoming and outgoing funds. Alderman Lieber seconded the motion and it was unanimously approved.

Alderman Wong made a motion for a memo from Ms. Gillett explaining how other cities process Prop P Funds. Alderman McMunn seconded the motion and it was approved 5 ayes to 3 nays.

Resolution No. 566 died due to lack of a motion.

APPOINTMENTS:

- a) Parks & Recreation Commission- Casey Wong- Alderman Ward 2, term to expire 06/08/2024

Alderman Daues made a motion to approve the appointment. Alderman Lieber seconded the motion and it was unanimously approved.

RE-APPOINTMENTS:

None.

RFB ON THE ROOF AT CITY HALL DISCUSSION

Mayor Fribis asked Mr. Baker what his Mr. Baker explained the City Hall roof was 40 years old, and that an overlay was done in 2007, which has a 20-year warranty. Alderman Lieber expressed concern over going out for bid when there was a warranty in place. Alderman Price asked for clarification on the issues with the original roof vs. problems with the overlay. Mr. Baker stated several of the leaks in the roof were due to shrinkage and that a contractor was reviewing the warranty to see if the repairs were covered. He confirmed they believed it was a combination of problems from the original 40+ year old roof and the shrinkage of the 14-year old overlay.

Mayor Fribis asked Mr. Baker which direction he felt the City should move towards. Mr. Baker stated he was comfortable with whatever the Board decided, whether it was replacing the entire roof or patching it again. Mr. Baker confirmed there was a bid out for roof replacement, and that it would be on the July agenda.

GENERAL DISCUSSION

Mayor Fribis asked Alderman Friedmann if she wanted to speak about the objection to renewing Tidal Wave's liquor license. Alderman Friedmann stated she wanted to see where Tidal wave was with their temporary Occupancy agreement prior to approving their liquor license. Mayor Fribis asked Attorney Jones if we could hold a liquor license. Attorney Jones stated that if they meet all the requirements, we needed to renew their liquor license. He stated the issues with the occupancy permit were separate from the liquor license requirements. There was a brief discussion on the status of the pending issues.

Alderman Price made a motion to approve the renewal of the liquor license for Tidal wave. Alderman Stewart seconded the motion and it was unanimously approved.

Alderman McMunn asked if residents could continue to send in their comment to be read for the in-person Board meetings. Mayor Fribis stated yes, she would agree to that. Alderman Mc Munn asked if we could look into the costs to create a virtual meeting for future meetings. Mayor Fribis stated we would look into the costs associated with updating our technology and asked Mr. Baker to give a presentation on the renovations previously proposed at the next meeting. Mr. Baker stated he would put that together.

Attorney Jones stated his firm looked into whether or not the funds from the American Rescue Plan could be used for purchasing new technology to provide hybrid and public access meetings. He stated they came to the conclusion that, yes, those funds could be used for that purpose and to keep that in mind.

There was additional discussion on possible ways to facilitate live-streaming during the in-person meetings.

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.

Mayor Fribis stated she did not have any items for closed session.

Alderman Wong made a motion for Attorney Jones to adopt the building and mechanical codes from St. Louis County. Alderman Daues seconded the motion and it was unanimously approved.

Alderman Lieber asked for codes for each department so she could understand the accounts in the reports the Board was getting. Ms. Gillett stated she was working on that and would send it as soon as it was ready.

Alderman Wong asked for clarification on expenditures the City makes. Ms. Gillett stated that when the budget is approved by the Board, they are relying on City staff to make those decisions. Ms. Gillett stated larger items are spelled out and approved in the Capital Improvements plan in addition to the regular budget. She stated that any purchases over a certain amount also go before the Board so they are seeing those items in addition to the reports given monthly.

ADJOURNMENT:

Alderman Wong made a motion to adjourn the meeting. Alderman Lieber seconded the motion and it was unanimously approved.

Meeting adjourned at 8:06 p.m.

Deputy City Clerk
Lori Stone

