

MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF ALDERMEN
OF THE CITY OF SUNSET HILLS MISSOURI
HELD ON AUGUST 24, 2021

BE IT REMEMBERED that that the Board of Aldermen of the City of Sunset Hills, Missouri met in special session in the Robert C. Jones Auditorium at City Hall, 3939 S. Lindbergh Boulevard on Tuesday August 24, 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
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
Absent	
Casey Wong	-Alderman Ward II

APPROVAL OF THE AGENDA:

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

APPROVAL OF MINUTES:

Alderman Price made a motion to accept the minutes as read for the August 10, 2021 regular meeting and the August 16 and 17, 2021 Strategic Goal Setting meetings. Alderman Epperson seconded the motion and it was unanimously approved.

PUBLIC COMMENT:

Mayor Fribis read the public comments submitted by residents.

1. Casey Wong of 10246 E Watson Road. Mr. Wong stated his objections to the second reading of bills at the same meeting.
2. Sandra Ankney of 12938 Baalbek Dr. Ms. Ankney stated her objections to crossbow use during archery season.
3. Forest Miller of 9800 Appomattox, St. Louis MO 63123. Mr. Miller offered his congratulations to the City on securing the Bass Pro retailer and the quality of their brand.

Alderman Wong joined the meeting at 6:11 pm.

OLD BUSINESS:

Bill No. 12- An Ordinance approving a District Project Agreement among the City of Sunset Hills, The Shoppes at Sunset Hills Community Improvement District and Sunset Hills Owner LLC.

SECOND READING

Alderman Daues read Bill No. 12 for a second reading.
Alderman Epperson made a motion to approve Bill No. 12.
Alderman Price seconded the motion.

Alderman Friedmann made a motion to amend the District Project agreement to reinstate the Watson Road access in the agreement, at the same time Alderman Epperson made his motion to approve Bill No. 12.
Alderman McMunn seconded Alderman Friedmann's motion to amend.

Mayor Fribis opened up the meeting for debate. Alderman Daues asked to hear from Sansone Group members, Mr. Grant Mechlin and Mr. Mark Kornfeld, on why the Watson Road access was not in the current agreement. Mr. Mechlin explained again that the previous access was part of the agreement with the grocer for deliveries. He explained Bass Pro did not list it as a condition, and that they wanted a traffic study done to show where the best access points needed to be. He explained if it was made a condition of the CID they could possibly lose the project due to the lack of an agreement with Midas. Mr. Kornfeld stated Bass Pro wanted the access and they would work with Planning and Zoning to get the access after the CID project moves forward.

Alderman Price spoke on the process of obtaining access. He stated MODOT would be actively involved in the process of determining the best access points and that the approval should continue moving forward.

Alderman Friedmann asked why it could not be part of the agreement.

Mr. Kornfeld explained that they need the access but did not want to lose the deal over it. He explained it was not a deal breaker for Bass Pro like it was for the proposed grocer. Alderman Friedmann asked if cross access to Helen Fitzgerald's was part of agreement. Mr. Mechlin answered yes it was in the agreement but the timeline was not defined for construction.

Alderman McMunn made a motion to construct the access to Helen Fitzgerald's. Alderman Wong seconded the motion.

Alderman Epperson asked if was feasible to request the amendment. Mr. Kornfeld answered yes.

Alderman Epperson re-stated his motion to approve the bill with the addition of the language in the CID Project agreement, for section 4.04 (e) (3), to include the requirement of cross access to Helen Fitzgerald's to be "designed, constructed and in use within 6 months of the opening of the approved store".

Alderman Daues 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 Price, Alderman Daues

Mayor Fribis declared Bill No. 12 to become Ordinance # 2212.

Bill No. 13- An Ordinance amending the Deer Control Policy and Hunting Regulations for the City of Sunset Hills

SECOND READING

Alderman Lieber read Bill No. 13 for a second reading.
Alderman Epperson made a motion to approve Bill No. 13.

Alderman Price seconded the motion.

ROLL CALL VOTE:

Vote: Passed/Failed (Summary Yes=8)

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

Mayor Fribis declared Bill No. 13 to become Ordinance # 2213.

Bill No. 14- An ordinance amending the procedures for the second reading of a Bill at the same meeting
SECOND READING

Alderman Epperson read Bill No. 14 for a second reading.
Alderman Price made a motion to approve Bill No. 14.
Alderman Stewart seconded the motion.

Discussion ensued on the pros and cons of reading a bill twice at the same meeting.

ROLL CALL VOTE:

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

Aye: Alderman Epperson, Alderman Price, Alderman Stewart

Nay: Alderman McMunn, Alderman Wong, Alderman Lieber, Alderman Friedmann, Alderman Daves

NEW BUSINESS:

Bill No. 15- An Ordinance establishing a procedure to disclose potential conflicts of interest and substantial interests for certain officials
FIRST READING

Alderman Price read Bill No. 15 for a first reading.

Ms. Gillett explained the City had the option through the Missouri Ethics Commission to pass an ordinance to disclose the City's procedures for disclosing potential conflicts of interest. The City has practiced this option since 2011 and we are required to renew the Ordinance every two years.

Resolution No. 580- A Resolution approving a fee schedule with Crawford, Murphy and Tilly (CMT) and authorizing the Mayor and/or the City Administrator to execute the same on behalf of the City of Sunset Hills

Alderman Stewart read Resolution No. 580.

Alderman Stewart made a motion to approve Resolution No. 580. Alderman Epperson seconded the motion and it was unanimously approved.

General Discussion:

Alderman Wong asked why the chat feature on zoom was disabled. It was explained that there is a Public Comment section for residents to speak during the meeting. Attorney Jones also explained that it was not standard meeting policy to have residents engage in discussions with the Board at any time other than the public comment section because it was disruptive to the meeting process. Mayor Fribis stated she welcomed comments and input from the residents and if they were unable to attend the meeting, they could submit their comments to be read aloud.

Alderman Epperson addressed the topic of the monument bricks installed on the new playground. He stated there were some complaints issued by residents on a few of the bricks.

Alderman Epperson made a motion to direct staff not to remove the specific bricks. Alderman Lieber seconded the motion.

Discussion ensued on the pavers installed in the park and the criteria for submitting them as well as whether or not they should remain. Attorney Jones stated the City could remove them if desired, however the City was not required to remove them. Alderman Daues discussed putting a policy in place for future Park improvement projects. Ms. Gillett stated staff could draft a policy for the Board's review that would broadly apply to most projects, and depending on the project, add specifics if necessary.

Mayor Fribis re-stated the motion made by Alderman Epperson and seconded by Alderman Lieber. The motion passed unanimously.

Alderman Price announced that Jubilee Church was having their grand opening service on Sunday if anyone would like to attend.

There was additional discussion on continuing the hybrid version of meetings and the air filtration system. Mr. Baker stated he would look into it and provide the Board with his findings.

Alderman Daues asked for additional input on the newsletter columns to be submitted by the Alderman. Alderman Epperson suggested an Aldermanic Corner column to be submitted by the official who had a topic to discuss instead of having each Alderman submit something. Alderman Lieber suggested using it for promoting the social events the Parks Department holds and possibly surveys to gather information from residents on what they would like to see more of.

Alderman Friedmann stated she felt the columns were a good idea. There was discussion on submitting the columns by the next day in order for them to make the printing deadline.

Adjournment:

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

Meeting adjourned at 7:47 pm.

Deputy City Clerk
Lori Stone