



**MINUTES OF THE PUBLIC HEARING OF
MONDAY, MARCH 2, 2020
AT 200 HIGHLANDS BOULEVARD DRIVE
REGARDING A ZONING TEXT AMENDMENT TO SECTIONS OF
ARTICLE XV OF CHAPTER 405 OF THE ZONING REGULATIONS
OF THE CITY OF MANCHESTER PERTAINING TO COMMERCIAL
OR INDUSTRIAL IMPROVEMENTS**

Mayor Mike Clement called the Public Hearing of the Board of Aldermen to order at 7:00 p.m.

Roll call showed those present were Alderman Huether, Alderman Nolte, Alderman Hamill, Alderman Ottenad, Alderman Baumann, Alderman Toben, and Mayor Clement. A quorum was present.

The following notice of the public hearing was then read:

“The City of Manchester Board of Aldermen shall hold a public hearing on Monday, March 2, 2020 at 7:00 p.m. at the Manchester Justice Center, 200 Highlands Boulevard Drive, to consider the following:

CASE #20-TXT-002 - City Staff proposes Zoning Text Amendment to sections of Article XV of Chapter 405 of the zoning Regulations of the City of Manchester pertaining to Commercial or Industrial Improvements.

Mayor Clement advised that first the proponents would speak, then the opponents, and comments from the public, followed by questions from the members of the Board of Aldermen or the City Staff.

Ms. Melanie Rippeto spoke as a proponent. She stated that City Staff proposes text amendments to Chapter 405 that will allow administrative approval of the improvement guarantees and the bonds associated with rather than requiring it to go to the Board of Aldermen for their approval. The bonds and estimated cost get reviewed by the City Attorney, City Engineer and City Staff. This also establishes a procedure for releasing said improvement bonds. Basically, enabling City Staff to approve the bonds will lessen the time that it will take to begin construction.

There were no opponents, no comments from the public, and no questions from the Board of Aldermen.

Alderman Hamill stated the Planning and Zoning Commission gave a favorable recommendation to the Board of Aldermen.

Mayor Clement closed the public hearing at 7:04 p.m.

Respectfully submitted,

Michelle Melugin
Deputy City Clerk

Note: This is a journal of the Public Hearing from March 2, 2020, (summary); not a verbatim transcript regarding a proposed Text Amendment to section of Article XV of Chapter 405 of the zoning Regulations of the City of Manchester pertaining to Commercial or Industrial Improvements. If a recording of the public hearing is desired, please contact City Hall.



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING
OF MONDAY, MARCH 2, 2020
AT 200 HIGHLANDS BOULEVARD DRIVE**

1. CALL TO ORDER

Mayor Mike Clement called the Regular Board of Aldermen meeting to order at 7:05 p.m.

2. ROLL CALL AND STATEMENT OF QUORUM

Roll call showed those present were Alderman Huether, Alderman Nolte, Alderman Hamill, Alderman Ottenad, Alderman Baumann, Alderman Toben, and Mayor Clement. A quorum was present.

3. APPROVAL OF THE MINUTES

a. Minutes of the Monday, February 18, 2020 Public Hearing

Alderman Nolte made the motion to approve the Minutes of the Monday, February 18, 2020 Public Hearing. The motion was seconded by Alderman Toben and carried unanimously, with no objections from any members of the Board of Aldermen.

b. Minutes of the Monday, February 18, 2020 Regular Board of Aldermen Meeting

Alderman Nolte made the motion to approve the Minutes of the Monday, February 18, 2020 Regular Board of Aldermen Meeting. The motion was seconded by Alderman Ottenad and carried unanimously, with no objections from any members of the Board of Aldermen.

4. ESTABLISHMENT OF ORDER OF ITEMS ON THE AGENDA

Alderman Hamill made the motion to approve the Order of Items on the Agenda as submitted. The motion was seconded by Alderman Toben and carried unanimously, with no objections from any members of the Board of Aldermen.

5. CONSIDERATION OF PETITIONS AND COMMENTS FROM THE PUBLIC

a. Introduction of Mr. Miguel Chavez

Director of Parks, Art and Recreation Kat Schien stated Miguel is the newest member of the maintenance team in the Park. He and his wife Sylvia have been residents

of Winchester for 5 years. His two boys, Daniel and Michael, have often played at Schroeder Park.

6. REPORTS FROM THE MAYOR

a. Planning and Zoning Commission Nomination - Ms. Paula Glaser

Alderman Toben made the motion for approval of Ms. Paula Glaser to the Planning and Zoning Commission. The motion was seconded by Alderman Ottenad and carried unanimously, without any objections from any members of the Board of Aldermen.

b. Mayor Proclamation - Developmental Disabilities Awareness Month

Mayor Mike Clement wanted to give recognition to Lafayette Industries for Development Disabilities Awareness Month. He gave a proclamation to Lafayette Industries.

a. MAYORAL REPORT

Mayor Clement acknowledged the Veterans Resource Event that was held last Thursday, February 27 and explained how great the event was. There were 46 agencies that were in attendance. He thanked Kat and Parks and Recreation for all their work on the event. He said that the vendors said it was one of the best events they ever attended. Mayor Clement said he would like to continue the event annually.

Mayor Clement acknowledged the MBA trivia night. He said it was a great event and his team won, and City Administrator Perney's team came in second. They will split the cost of the employee pizza party.

Alderman Toben said the PLAY Scholarship will receive a donation and thanked the Parks department for their efforts and thanked everyone that participated and said they raised over \$3,000 total.

7. REPORTS FROM THE CITY ADMINISTRATOR

a. List of Paid Bills (Warrant dates of February 5, 2020 to February 15, 2020)

There were no questions.

City Administrator Perney reported that March 17, from 9:00 a.m. to noon there will be active shooter training and invited the Board to the training. He explained the Police Department will do training at City Hall, Public Works, and Parks Departments.

8. REPORTS FROM COMMITTEES

a. Planning and Zoning Commission

Alderman Hamill said there was a special use permit for a Mexican store in Stonegate Plaza and gave a favorable report to the Board.

Alderman Hamill stated that Discount Tire came back for a zoning amendment to be included in the Planned Business District and was rejected again.

b. Veterans Commission

Alderman Huether reported that the Veterans Commission met on February 20. Both the Veterans Commission and the Veterans Planning Team came together to get updates on events. On February 25 the Commission met for the first time to get to know each other and plans moving forward.

Alderman Huether stated the next quarter will include coming to a consensus about our first goals and vision. They will be filling several administrative positions, including the chairperson and the secretary. They will continue planning the Memorial Day events.

Alderman Huether stated the committees of both the planning team and the commission culminated in the Veterans Resource Event last Thursday. She said spending time with these folks is a real pleasure.

9. ACTION ON OLD BILLS

a. BILL AMENDED FINAL SITE DEVELOPMENT PLAN - 351 - 377 FOREST SUMMIT COURT

Alderman Hamill read for the second time Bill #20-2404, entitled: "AN ORDINANCE APPROVING AN AMENDED FINAL SITE DEVELOPMENT PLAN SUBMITTED ON BEHALF OF BARTH HOLOHAN FOR A CARE HOME COMPLEX", by title only.

Alderman Hamill made the motion that Bill #20-2404 become Ordinance #20-2289. The motion was seconded by Alderman Toben.

A poll of the Board showed:

Alderman Nolte - aye
Alderman Hamill - aye
Alderman Toben - aye
Alderman Baumann - aye
Alderman Ottenad - aye
Alderman Huether - aye

Mayor Clement announced that the motion passed 6 - 0, with no objections from any members of the Board of Aldermen.

10. INTRODUCTION OF NEW BILLS

a. AMENDMENT TO CHAPTER 405 ARTICLE XV - COMMERCIAL OR INDUSTRIAL IMPROVEMENTS

Alderman Toben introduced Bill #20-2405, entitled: "AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE ZONING CODE OF THE CITY OF MANCHESTER PERTAINING TO COMMERCIAL OR INDUSTRIAL IMPROVEMENTS," by title only.

Alderman Toben stated that emergency legislation had been requested, so he made the motion for approval of emergency legislation. The motion was seconded by Alderman Hamill and carried unanimously, without objection.

Alderman Toben read for the second time Bill #20-2405, entitled: "AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE ZONING CODE OF THE CITY OF MANCHESTER PERTAINING TO COMMERCIAL OR INDUSTRIAL IMPROVEMENTS," by title only.

Alderman Hamill made the motion that Bill #20-2405 become Ordinance #20-2290. The motion was seconded by Alderman Hamill.

A poll of the Board showed:

Alderman Nolte - aye
Alderman Hamill - aye
Alderman Toben - aye
Alderman Baumann - aye
Alderman Ottenad - aye
Alderman Huether - aye

Mayor Clement announced that the motion passed 6 - 0, with no objections from any members of the Board of Aldermen.

b. PURCHASE REQUEST POLICE DEPARTMENT - 2020 POLICE INTERCEPTOR VEHICLE

Alderman Nolte read Proposed Resolution # 20-0727, entitled: "A RESOLUTION ACCEPTING THE BID OF MCLARTY CMFO, LLC DOING BUSINESS AS JOE MACHENS FORD LINCOLN IN THE AMOUNT OF THIRTY-FOUR THOUSAND NINE HUNDRED FIFTY-THREE DOLLARS (\$34,953.00) FOR THE PURCHASE OF ONE (1) 2020 FORD POLICE INTERCEPTOR UTILITY VEHICLE AND AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ISSUE A PURCHASE ORDER THEREFOR," by title only.

Alderman Nolte made the motion for approval of Resolution #20-0727. The motion was seconded by Alderman Hamill and carried unanimously, with any objections from any members of the Board of Aldermen.

c. HOWARD GEORGE BRIDGE DRIVE REHABILITATION PROJECT BID APPROVAL

Alderman Ottenad read Proposed Resolution #20-0728, entitled: "A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ENTER INTO A CONTRACT WITH KOZENY-WAGNER, INC. IN AN AMOUNT NOT TO EXCEED FOUR HUNDRED ELEVEN THOUSAND TWO HUNDRED FIFTY-FIVE DOLLARS AND NINETY CENTS (\$411,255.90), INCLUDING A TEN PERCENT (10%) CHANGE ORDER IN THE AMOUNT OF THIRTY-SEVEN THOUSAND THREE HUNDRED EIGHTY-SIX DOLLARS AND NINETY CENTS (\$37,386.90) IN THE EVENT OF UNFORESEEN CONDITIONS, FOR CONSTRUCTION OF IMPROVEMENTS FOR THE HOWARD GEORGE DRIVE BRIDGE REHABILITATION PROJECT, FEDERAL PROJECT NUMBER STP-5504(602)," by title only.

Alderman Ottenad stated that the base amount of the bid would be paid at 80 percent by Federal Reimbursement, so the city will receive a minimum of \$299,095.20. If we do a change order that will be included in, we will receive even more money.

Alderman Ottenad made the motion for approval of Resolution #20-0728. The motion was seconded by Alderman Hamill and carried unanimously, without any objections from any members of the Board of Aldermen.

d. HIGHWAY SAFETY TRAFFIC ENFORCEMENT GRANT AUTHORIZATION - HAZARDOUS MOVING ENFORCEMENT

Alderman Nolte read Proposed Resolution #20-0729, entitled: "A RESOLUTION APPROVING THE SUBMISSION TO THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION OF AN APPLICATION FOR A HIGHWAY SAFETY TRAFFIC ENFORCEMENT GRANT FOR FUNDING IN AN AMOUNT NOT TO EXCEED EIGHT THOUSAND FIVE HUNDRED DOLLARS (\$8,500.00) FOR ENFORCEMENT OF HAZARDOUS MOVING VIOLATIONS IN THE CITY OF MANCHESTER", by title only.

Alderman Nolte made the motion for approval of Resolution #20-0729. The motion was seconded by Alderman Hamill and carried unanimously, without any objections from any members of the Board of Aldermen.

e. HIGHWAY SAFETY TRAFFIC ENFORCEMENT GRANT AUTHORIZATION - DRINKING AND DRIVING ENFORCEMENT

Alderman Baumann read Proposed Resolution #20-0730, entitled: "A RESOLUTION APPROVING THE SUBMISSION TO THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION OF AN APPLICATION FOR A HIGHWAY SAFETY TRAFFIC ENFORCEMENT GRANT FOR FUNDING IN AN AMOUNT NOT TO EXCEED FOUR THOUSAND DOLLARS (\$4,000.00) FOR ENFORCEMENT OF DRIVING WHILE INTOXICATED VIOLATIONS IN THE CITY OF MANCHESTER," by title only.

Alderman Baumann made the motion for the approval of Resolution #20-0730. The motion was seconded by Alderman Ottenad and carried unanimously, without any objections from any members of the Board of Aldermen.

f. HIGHWAY SAFETY TRAFFIC ENFORCEMENT GRANT AUTHORIZATION - BLUEPRINT COALITION ENFORCEMENT

Alderman Toben read Proposed Resolution #20-0731, entitled: "A RESOLUTION APPROVING THE SUBMISSION TO THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION OF AN APPLICATION FOR A HIGHWAY SAFETY TRAFFIC ENFORCEMENT GRANT FOR FUNDING IN AN AMOUNT NOT TO EXCEED FIVE THOUSAND DOLLARS (\$5,000.00) FOR MISSOURI BLUEPRINT COALITION ENFORCEMENT IN THE CITY OF MANCHESTER" by title only.

Alderman Toben made the motion for the approval of Resolution #20-0731. The motion was seconded by Alderman Ottenad and carried unanimously, without any objections from any members of the Board of Aldermen.

g. WEST COUNTY DAY TRIPPER PROGRAM

Alderman Huether read Proposed Resolution #20-0732, entitled: "A RESOLUTION SUPPORTING A COOPERATIVE PROGRAM BETWEEN THE CITIES OF MANCHESTER, CHESTERFIELD, ELLISVILLE, WILDWOOD, AND BALLWIN FOR LEASING, WITH AN OPTION TO PURCHASE, A PASSENGER SHUTTLE BUS, TO ENHANCE OLDER ADULT PROGRAMMING," by title only.

Director of Parks, Art and Recreation Kat Schien explained that over a year ago, several senior citizens in Manchester came to the Parks department and the City with concerns that there were changes to an organization that served seniors. There were several issues that were identified through conversations with those seniors, one being a lack of coordination of programming for seniors. Another issue that was identified was lack of programming for seniors which included day trips. Several of the City Administrators got together and actually spoke with Senator Andrew Koenig.

Director Schien stated that Senator Koenig thought there might be funds available for seniors to do these trips. The cities came together with a proposal to have a shuttle that would allow these day trips to take place. If the project funds were not approved by the State, the program would not happen. No City funds will be used.

Mayor Clement stated these are the same five cities that collaborated last summer for the spread in the West County Magazine to publicize events. He asked when the City would know if the program is funded.

Director Schien answered they are asking every community that is involved to get a Resolution of Support so that we have a stronger support to show the State. Once all the cities, in the next month pass this Resolution, the proposal will be sent to Senator Koenig right away.

City Administrator Larry Perney stated all cities are working on it this month.

Alderman Huether made the motion for approval of Resolution #20-0732. The motion was seconded by Alderman Ottenad and carried unanimously, without any objections from any members of the Board of Aldermen.

11. MISCELLANEOUS

a. Comments from the Public

Mr. Robert Lopez, 1302 Mautenne, stated he was driving on Manchester today, and he noticed the changing of the seasonal flags. He is unsure of the Spring flags.

Director of Parks, Arts, and Recreation stated they are waiting for the brand-new Spring flags to come in.

12. ADJOURNMENT

At 7:35 p.m. there being no further business, Alderman Hamill made the motion to adjourn. The motion was seconded by Alderman Toben and carried unanimously. Mayor Clement announced the motion carried unanimously, with no objections from the members of the Board of Aldermen. The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Michelle Melugin
Deputy City Clerk

Note: This is a journal of the Board of Aldermen meeting held Monday, March 2, 2020, (summary); not a verbatim transcript. If a recording of the meeting is desired, please contact City Hall.