



**MINUTES OF THE PUBLIC HEARING OF
TUESDAY, SEPTEMBER 2, 2014
AT 200 HIGHLANDS BOULEVARD DRIVE
REGARDING A SPECIAL USE PERMIT REQUEST
FOR A FAST-FOOD RESTAURANT WITH DRIVE-THROUGH
AT 28 STONEGATE CENTER**

Mayor David L. Willson called the Public Hearing of the Board of Aldermen to order at 7:00 p.m.

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Hamill, Alderman Ottenad, Alderman Schrader, Alderman Diehl, Mayor Willson and Attorney Gunn. 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 Tuesday September 2, 2014 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive to consider the following:

A request is made by Mr. Kevin Morrell of KDM Enterprises, LLC, d/b/a Jimmy John’s to open a fast-food restaurant with a drive-thru at 28 Stonegate Center. The property is zoned C-2 Commercial.”

Mayor Willson 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 and the City staff, and then a recommendation from the Planning and Zoning Commission.

Mr. Kevin Morrell, the owner of KDM Enterprises, LLC, an operator of the Jimmy John’s franchise stated that this would be their second franchise, as they currently do business in Eureka. They have been awarded the opportunity to open a second franchise in Manchester, and he feels that the Stonegate Center is a good location. He feels the improvements will benefit the community. Jimmy John’s is one of the fastest growing franchisors in the States, and it is a big employer. The operation is to be determined by Corporate, but typically it is 10:30 a.m. until 9:30 p.m., 7 days a week. They will have delivery and a drive-through.

There were no opponents.

Alderman Ottenad asked if there is some reason that the hours cannot be confirmed so that information can be included in the Permit. She said that normally that information goes into the list of conditions.

Mr. Morrell said that the longest possible hours would likely be 10:00 a.m. until 10:00 p.m. He said he would check with Corporate and report back to the City.

Alderman Ottenad questioned the stop sign on the building and the painting of the word “stop” at the end of the drive-through. She asked Mr. Morrell if he has seen the conditions and he answered that he had not. He said his understanding of the conditions is what was discussed at the Planning and Zoning meeting.

There was further discussion about pedestrian safety by the drive-through and having signage to try to minimize cross traffic there.

After the discussion, City Attorney Gunn read the conditions included in the Special Use Permit Ordinance to Mr. Morrell, and he agreed to the conditions.

Alderman Clement advised that the Planning and Zoning Commission unanimously recommended this Permit.

Mayor Willson closed the public hearing at 7:21 p.m.

Respectfully submitted,

Ruth E. Baker, CMC/MRCC-S
City Clerk

Note: This is a journal of the Public Hearing held September 2, 2014 regarding the Special Use Permit Request for a fast-food restaurant with drive-through at 28 Stonegate Center, (summary); not a verbatim transcript. If a recording of the public hearing is desired, please contact City Hall.



**MINUTES OF THE PUBLIC HEARING OF
TUESDAY, SEPTEMBER 2, 2014
AT 200 HIGHLANDS BOULEVARD DRIVE
REGARDING THE 2014 PROPERTY TAX LEVY**

Mayor David L. Willson called the Public Hearing of the Board of Aldermen to order at 7:21 p.m.

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Hamill, Alderman Ottenad, Alderman Schrader, Alderman Diehl, Mayor Willson and Attorney Gunn. A quorum was present.

The following notice of the public hearing was then read:

“The Board of Aldermen of the City of Manchester will hold a public hearing at 7:00 p.m. on September 2, 2014 at Manchester Police Headquarters, 200 Highlands Boulevard Drive, at which time citizens may comment on the proposed 2014 Property Tax Levy for the City’s General Operating Fund and Debt Service Fund.”

Mayor Willson 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 and the City staff.

Director of Finance Dave Tuberty reviewed the City’s assessed valuation and rates for the General Operating Fund and the Debt Service Fund.

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

Mayor Willson closed the public hearing at 7:26 p.m.

Respectfully submitted,

Ruth E. Baker, CMC/MRCC-S
City Clerk

Note: This is a journal of the Public Hearing held September 2, 2014 regarding the 2014 Property Tax Levy, (summary); not a verbatim transcript. If a recording of the public hearing is desired, please contact City Hall.



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING
OF TUESDAY, SEPTEMBER 2, 2014
AT 200 HIGHLANDS BOULEVARD DRIVE**

1. CALL TO ORDER

Mayor David L. Willson called the Regular Board of Aldermen meeting to order at 7:26 p.m.

2. ROLL CALL AND STATEMENT OF QUORUM

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Hamill, Alderman Ottenad, Alderman Schrader, Alderman Diehl, Mayor Willson and Attorney Gunn. A quorum was present.

3. APPROVAL OF THE MINUTES

a. Minutes of the Monday, August 18, 2014 Regular Board of Aldermen meeting

Alderman Hamill made the motion to approve the Minutes of the Monday, August 18, 2014 Regular Board of Aldermen meeting. The motion was seconded by Alderman Clement and carried unanimously, without objection.

4. ESTABLISHMENT OF ORDER OF ITEMS ON THE AGENDA

Mayor Willson stated that he would like to add the introduction of two boy scouts to the agenda before Comments from the Public.

Alderman Clement approved the Order of Items on the Agenda as amended. The motion was seconded by Alderman Schrader and carried unanimously, without objection.

5. CONSIDERATION OF PETITIONS AND COMMENTS FROM THE PUBLIC

a. Introduction of Police Officer Matt Ahal

Chief of Police Timothy Walsh introduced new Police Officer Matt Ahal and stated that he was born and raised in Ballwin, and he graduated from Marquette High School. Officer Ahal graduated from the police academy at the Law Enforcement Training Institute of the University of

Missouri – Columbia. For the last six years Officer Ahal has worked for the Livingston County Sheriff’s Department, and he decided he wanted to move back to this area.

b. Introduction of Boy Scouts

Mayor Willson introduced Boy Scouts Matthew Murphy and Andrew Normington from Troop 685 which is sponsored by St. Gerard Majella and they are working on their “Citizenship in the Community” merit badge.

c. Comments from the Public

There were none.

6. REPORTS FROM THE MAYOR

a. Mayoral Report

Mayor Willson reported that on August 25, he attended the Planning & Zoning meeting, and on August 27, he attended the Homecoming Committee meeting. On August 28, he, along with Alderman Clement, did an interview at KTRS 550 for Homecoming.

7. REPORTS FROM THE CITY ADMINISTRATOR

a. Work Sessions

City Administrator Andy Hixson advised that the dates have been set for the October Work Sessions to discuss the 2015 fiscal year budget.

b. List of Paid Bills (Warrant dates of August 18 – August 29, 2014)

There were no questions.

8. REPORTS FROM COMMITTEES

a. Planning and Zoning Commission

Alderman Clement stated that the Planning and Zoning Commission did meet, and the case was for a site plan approval for a new home construction at 607 Connie Lane. He said it was unanimously approved.

b. Homecoming Committee

Alderman Ottenad invited all to attend Homecoming this weekend. She said there will be 22 vendors, demos at the log cabin, and 55 parade entries.

Alderman Schrader added information about the upcoming car show. There will be a raffle for the car show with lots of gifts from local businesses.

c. Manchester Arts

Alderman Stevens expressed her compliments about how beautiful the landscaping and flowers look at City Hall.

Alderman Stevens stated that Bill Vivrett's water color show opens September 4 and runs through October 20. She said they hope there will a nice welcoming to the opening reception on September 12 from 6:00 to 8:00 p.m.

Alderman Stevens stated they wanted to recognize that Manchester Arts Director Helen Hume is being recognized as the Manchester Homecoming Citizen of the Year.

9. ACTION ON OLD BILLS

a. BILL # 14-2199 – AN ORDINANCE CREATING A COMMUNITY IMPROVEMENT DISTRICT

Alderman Diehl read for the second time Bill # 14-2199, entitled: "AN ORDINANCE AUTHORIZING A PRELIMINARY FUNDING AGREEMENT WITH CAPLACO SIX, INC.; ESTABLISHING AN ESCROW FOR FUNDING COSTS; AND AUTHORIZING THE ENGAGEMENT OF THE FIRM OF GILMORE & BELL, P.C., AS THE CITY'S SPECIAL LEGAL COUNSEL, AND THE FIRM OF PECKHAM GUYTON ALBERS & VIETS, INC., AS THE CITY'S PLANNING CONSULTANT, IN CONNECTION WITH THE PROPOSED CREATION OF A COMMUNITY IMPROVEMENT DISTRICT WITHIN THE CITY OF MANCHESTER, MISSOURI", by title only.

Alderman Ottenad asked what monies will come out of the City Budget for this.

City Attorney Gunn answered that no City funds will be used at this stage, and he is not sure if there would be any City funds used at all.

Alderman Ottenad asked if Lafayette Center is owned by Dierberg's, and Attorney Gunn answered that it is not owned by Dierberg's.

Alderman Diehl made the motion that Bill #14-2199 become Ordinance #14-2085. The motion was seconded by Alderman Hamill.

A poll of the Board showed:

Alderman Clement - aye
Alderman Stevens - aye
Alderman Hamill - aye
Alderman Diehl - aye
Alderman Schrader - aye
Alderman Ottenad - aye

Mayor Willson announced the motion passed 6 – 0 with no objections.

10. INTRODUCTION OF NEW BILLS

a. BILL ESTABLISHING 2014 TAX LEVY

Alderman Stevens introduced Bill # 14-2200, entitled: “AN ORDINANCE ESTABLISHING AND LEVYING THE RATE OF TAXATION UPON ALL REAL AND PERSONAL PROPERTY IN THE CITY OF MANCHESTER FOR CALENDAR YEAR 2014”, by title only.

No further action at this time.

b. BILL APPROVING A SPECIAL USE PERMIT FOR A FAST-FOOD RESTAURANT WITH DRIVE THROUGH AT 28 STONEGATE CENTER

Alderman Clement introduced Bill # 14-2201, entitled: “AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO KDM ENTERPRISES, LLC, D/B/A JIMMY JOHN’S, TO OPERATE A DRIVE-THRU FAST-FOOD RESTAURANT AT 28 STONEGATE CENTER, AS PROVIDED FOR IN SECTION 405.250(C)(4)(f) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER”, by title only.

No further action at this time.

11. MISCELLANEOUS

a. Comments from the Public

There were no comments from the public.

12. ADJOURNMENT

At 7:42 p.m., there being no further business, Alderman Hamill made the motion to adjourn. The motion was seconded by Alderman Clement and carried unanimously, without objection. The meeting adjourned at 7:42 p.m.

Respectfully submitted,

Ruth E. Baker, CMC/MRCC-S
City Clerk

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