



**MINUTES OF THE PUBLIC HEARING OF
TUESDAY, SEPTEMBER 6, 2016
AT 200 HIGHLANDS BOULEVARD DRIVE
REGARDING THE 2016 PROPERTY TAX LEVY**

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 Baumann, 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 6, 2016 at Manchester Police Headquarters, 200 Highlands Boulevard, at which time citizens may comment on the proposed 2016 Property Tax Levy for the City’s General Operating Fund and Debt Service Fund. Specific discussion will be held regarding the current year rate ceiling and voluntary rate reduction.”

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 or 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 7:08 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MPCC
City Clerk

Note: This is a journal of the Public Hearing held Tuesday, September 6, 2016 (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 6, 2016
AT 200 HIGHLANDS BOULEVARD DRIVE**

1. CALL TO ORDER

Mayor David L. Willson called the Regular Board of Aldermen meeting to order at 7:08 p.m.

2. ROLL CALL AND STATEMENT OF QUORUM

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

3. APPROVAL OF THE MINUTES

a. Minutes of the August 15, 2016 Regular Board of Aldermen meeting

Alderman Hamill made the motion to approve the Minutes of the Monday, August 15, 2016 Regular Board of Alderman meeting. The motion was seconded by Alderman Clement and carried unanimously, without objection.

b. Minutes of the August 29, 2016 Special Board of Alderman meeting

Alderman Hamill made the motion to approve the Minutes of the Monday, August 29, 2016 Special Board of Alderman meeting. The motion was seconded by Alderman Clement and carried unanimously, without objection.

4. Establishment of Order of Items on the Agenda

Alderman Hamill made the motion to accept the Order of Items on the Agenda as submitted. The motion was seconded by Alderman Ottenad, and carried unanimously, without objection.

5. Consideration of Petitions and Comments from the Public

a. Introduction of Boy Scouts

Mayor Willson introduced Boy Scouts Cole Long and Rory Long; they are both from Troop 624, sponsored by St. Clement of Rome Parish in Des Peres.

b. Revision of Temporary Liquor License

1. American Legion 208 for the Manchester Homecoming Festival

Alderman Hamill made the motion to approve the revision of the temporary liquor license application. The motion was seconded by Alderman Clement and carried unanimously, without objection.

c. Comments from the Public

There were none.

6. REPORTS FROM THE MAYOR

a. Mayoral Report

Mayor Willson reported on August 21, he, along with many, attended the last Community Band Concert of the season; he attended the Planning and Zoning and Homecoming meetings; on August 25 along with City Administrator Hixson, they attended the West County Chamber of Commerce luncheon; on August 31 along with Director Bob Ruck, they met with Christine Paige from Missouri American Water Company; and on September 1 he attended the staff meeting.

7. REPORTS FROM THE CITY ADMINISTRATOR

a. List of Paid Bills (Warrant dates of August 14 – September 3, 2016)

There were no questions.

8. REPORTS FROM COMMITTEES

a. Homecoming Committee

Alderman Ottenad stated the Homecoming Committee met on August 24 at the American Legion Hall. There are 18 vendors who have reserved 25 spots for food and game booths. She said there are 17 vendors for Arts and Crafts. She advised that Cindy's Petting Zoo will again be back on Saturday and Sunday. The Goddard School and Lowe's have new activities for the children. She said there will be at least nine motorcycles participating in the Parade.

b. Manchester Arts

Alderman Stevens stated there is new artwork, Graphic Art, in the Board Room at the Police Facility. She advised that they have started preparations for the Artsfest in October.

c. Planning and Zoning Commission

Alderman Clement stated they did meet on August 22, and there were two cases, one being a request for a new pylon sign at the Treetop Center and one being site plan of an existing home to be expanded. Both were approved unanimously.

9. ACTION ON OLD BILLS

a. There were none

10. INTRODUCTION OF NEW BILLS

a. BILL ESTABLISHING 2016 PROPERTY TAX RATES

Alderman Clement introduced Bill # 16-2273, entitled: “AN ORDINANCE ESTABLISHING AND LEVYING THE RATE OF TAXATION UPON ALL REAL AND PERSONAL PROPERTY IN THE CITY OF MANCHESTER FOR CALENDAR YEAR 2016”, by title only.

Alderman Diehl asked if the rate is going to increase at all.

Alderman Clement stated the rate stays the same except that the property tax might be rolling back to the rate it was before.

Director of Finance Dave Tuberty answered that the plan is to roll the rates back to the rates that have been established for several years. He said the rates will not change if assessed valuations go up or down, except if it goes up too much in violation of the Hancock Amendment.

No further action at this time.

b. BILL APPOINTING THE DIRECTOR OF PLANNING, ZONING, AND ECONOMIC DEVELOPMENT

Alderman Stevens introduced Bill # 16-2274, entitled: “AN ORDINANCE APPOINTING MELANIE R. RIPPETOE AS THE DIRECTOR OF PLANNING, ZONING AND ECONOMIC DEVELOPMENT FOR THE CITY OF MANCHESTER, ESTABLISHING A RATE OF PAY FOR THAT POSITION AND, FURTHER, CONFIRMING THE DUTIES AND OBLIGATIONS OF THAT POSITION”, by title only.

Alderman Stevens made a motion for approval of emergency legislation. The motion was seconded by Alderman Hamill, and carried unanimously, without objection.

Alderman Stevens read for the second time Bill # 16-2274, entitled: “AN ORDINANCE APPOINTING MELANIE R. RIPPETOE AS THE DIRECTOR OF PLANNING, ZONING AND ECONOMIC DEVELOPMENT FOR THE CITY OF MANCHESTER, ESTABLISHING A RATE OF PAY FOR THAT POSITION AND, FURTHER, CONFIRMING THE DUTIES AND OBLIGATIONS OF THAT POSITION”, by title only.

Alderman Stevens made the motion that Bill # 16-2274 become Ordinance # 16-2157. The motion was seconded by Alderman Clement.

A poll of the Board showed:

Alderman Ottenad – aye
Alderman Clement – aye
Alderman Stevens – aye
Alderman Hamill – aye
Alderman Diehl – aye
Alderman Baumann – aye

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

c. RESOLUTION APPROVING CONTRACT WITH HORNER & SHIFRIN FOR CONSTRUCTION ENGINEERING SERVICES FOR THE HENRY AVENUE PROJECT

Alderman Baumann read Proposed Resolution # 16-0569, entitled: “A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ENTER INTO A CONTRACT WITH HORNER & SHIFRIN, INC. IN AN AMOUNT NOT TO EXCEED SIXTY THOUSAND FOUR HUNDRED FORTY-SEVEN DOLLARS AND NINETY-ONE CENTS (\$60,447.91) TO PROVIDE THE CITY WITH CONSTRUCTION ENGINEERING/INSPECTION SERVICES FOR THE HENRY AVENUE IMPROVEMENTS PROJECT IN THE CITY OF MANCHESTER”, by title only.

Alderman Clement asked for clarification that if Horner and Shifrin is approved they would not be able to be the City’s Engineer on this project.

Director of Public Works Bob Ruck answered that they would not be serving as City Engineer. He would be serving as what they call the “Person of Responsible Charge” for the project, as that person is required to be a full time employee representing the City.

Alderman Baumann made the motion for approval of Resolution # 16-0569. The motion was seconded by Alderman Clement and carried without objection.

11. MISCELLANEOUS

a. Comments from the Public

There were none.

12. ADJOURNMENT

At 7:32 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 7:32 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MPCC
City Clerk

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