



AGENDA

FOR THE

REGULAR BOARD OF ALDERMEN MEETING

OF

MONDAY, JULY 18, 2016

AT THE

MANCHESTER POLICE FACILITY
200 HIGHLANDS BOULEVARD DRIVE



REGULAR MEETING OF THE BOARD OF ALDERMEN

NEXT BILL: 16-2272
NEXT ORD: 16-2154
NEXT RES: 16-0567

DATE: MONDAY, JULY 18, 2016 – 7:00 p.m.

MEETING TO BE HELD AT THE POLICE FACILITY
200 HIGHLANDS BOULEVARD DRIVE

AGENDA

PAGE NO.

1. Call to Order:
 - a. Pledge of Allegiance to the Flag
 - b. Invocation
2. Roll Call and Statement of Quorum
3. Approval of the Minutes:
 - a. Minutes of the July 5, 2016 Public Hearing regarding a Special Use Permit Request for a restaurant at 14248H Manchester Road 1 - 2
 - b. Minutes of the July 5, 2016 Public Hearing regarding a Special Use Permit Request for an amusement establishment At 14523 Manchester Road 3 - 4
 - c. Minutes of the July 5, 2016 Public Hearing regarding A request for rezoning of a tract of land at 322 Highlands Boulevard 5 - 7
 - d. Minutes of the July 5, 2016 Regular Board of Aldermen meeting 8 - 11
4. Establishment of Order of Items on the Agenda
5. Consideration of Petitions and Comments from the Public

- a. Discussion of Thompson Thrift Development/
Watermark Residential Request for Rezoning of the
McKee Property at 322 Highlands Boulevard Drive
 - b. Comments from the Public
- 6. Reports from the Mayor
 - a. Mayoral Report
- 7. Reports from the City Administrator
 - a. List of Paid Bills (Warrant dates of July 3 – July 16, 2016) 12 - 29
- 8. Reports from Committees
 - a. Homecoming Committee
 - b. Manchester Arts
 - c. Planning and Zoning Commission
- 9. Action on Old Bills
 - a. Bill # 16-2269 - an Ordinance approving a Special Use Permit for a restaurant at 14248H Manchester Road – second reading - Alderman Hamill 30 - 38
 - b. Bill # 16-2271 - an Ordinance approving rezoning of a tract of land at 322 Highlands Boulevard – second reading – Alderman Clement 39 - 65
- 10. Introduction of New Bills
 - a. There are none.
- 11. Miscellaneous
 - a. Comments from the Public
- 12. Adjournment

Note: Due to ongoing City business, all meeting agendas should be considered tentative.

If you are a person with a disability or have special needs in order to participate in this public meeting, please contact City Administrator Andy Hixson no later than 72 hours before the meeting. For more information, call:
636-227-1385 VOICE; 1-800-735-2966 TDD ;1-800-735-2466 RELAY MISSOURI

POSTED Friday, July 15, 2016 AT 11:30 A.M.



**MINUTES OF THE PUBLIC HEARING OF
TUESDAY, JULY 5, 2016,
AT 200 HIGHLANDS BOULEVARD DRIVE
REGARDING A SPECIAL USE PERMIT FOR A
RESTAURANT AT 14248H MANCHESTER ROAD**

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 Hamill, Alderman Ottenad, Alderman Baumann, Alderman Diehl, Mayor Willson and Attorney Gunn. Alderman Stevens was absent. 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, July 5, 2016 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

CASE #16-SUP-005 – A request for a Special Use Permit has been made by Muhammad Pervez of Sawan Foods LLC., d/b/a Café Lazeez, to operate a standard restaurant at 14248 H Manchester Road. The property is zoned C-1 Commercial District.”

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.

Mr. Muhammad Pervez, owner of Café Lazeez, advised that they were requesting a Special Use Permit to allow them to cook and serve food for sale to their customers.

Director of Planning, Zoning, and Economic Development Erika Kennett stated that the Planning and Zoning Department came across a clerical oversight. She said that several years ago when Sawan Foods purchased Café Lazeez to do business as Café Lazeez, the Special Use Permit was not transferred to them. She said granting the Special Use Permit will allow them to come into compliance. It was an oversight from previous staff. The restaurant is in good standing with the City.

Alderman Ottenad asked what is in place to avoid a situation like this happening again.

Director Kennett stated that in the future, staff will make sure when people come in for business licenses that a more thorough check and examination of the situation will be done.

Director Kennett advised that any restaurant in the C-1 Commercial District is required to have a Special Use Permit in order to operate.

Alderman Diehl asked for verification of the address, whether it is to be located at 14248H Manchester Road.

Director Kennett answered that it is Unit H within the building.

Alderman Clement stated that the Planning and Zoning Commission recommended this Special Use Permit to the Board for approval.

Mayor Willson closed the public hearing at 7:07 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MPCC
City Clerk

Note: This is a journal of the Public Hearing held on Tuesday, July 5, 2016 regarding a Special Use Permit Request for a restaurant at 14248H Manchester Road, (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, JULY 5, 2016
AT 200 HIGHLANDS BOULEVARD DRIVE
REGARDING A SPECIAL USE PERMIT REQUEST
FOR AN AMUSEMENT ESTABLISHMENT AT
14523 MANCHESTER ROAD**

Mayor David L. Willson called the Public Hearing of the Board of Aldermen to order at 7:07 p.m.

Roll call showed those present were Alderman Clement, Alderman Hamill, Alderman Ottenad, Alderman Baumann, Alderman Diehl, Mayor Willson and Attorney Gunn. Alderman Stevens was absent. 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, July 5, 2016 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

CASE #16-SUP-006 – A request for a Special Use Permit has been made by Hutkin Development on behalf of Breakout Operating, LLC for an Amusement Establishment located at 14523 Manchester Road. The property is zoned C-1 Commercial District.”

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.

Mr. Gene Holtzman, Hutkin Development, stated that it is a really good fit and a great compliment to the center and the customers it brings in. This happens to be the largest one of these types of business from what they are told. They are very well capitalized and have expertise for what they are looking for with success of a tenant. For more information about the business operation, their brokers were present at the meeting to describe the operation of the business.

Mr. Drew Cleary, representing Breakout Operating, LLC, stated that essentially what happens is you go into a room with family, co-workers and friends, and go through a mind-stimulating experience. They give hints and clues and you solve a puzzle or a mystery and it allows you to escape the room. The door is never locked; there is no physical restraint for the customers. It

is a team-building situation with co-workers or family. It is a new experience cropping up all over the United States.

There were no questions from the public.

Alderman Ottenad asked for verification if the cost is \$25 per person to be in this room. She asked if the individual is in one room, or whether they move from room to room.

Mr. Cleary answered that she is correct, it is \$25 to \$30 a person. He said they are in one room for the experience there. He said they are doing five different types of games (rooms) at this location. He said they have a Game Master for every group. He said individuals have to book online and pay online; they do not take payment at the location.

Alderman Ottenad asked if they have someone to answer questions during the experience.

Mr. Cleary responded that there is a person called the Game Master. He said this is the first location in Missouri, but they are also looking in Kansas City, Columbia, and Springfield, Missouri. He said they currently have 13 operating locations throughout mostly eastern and southern states. He said they are moving quickly and looking in other states also. He said there will be no more than 45 people at one time throughout the location, and there will be no more than eight people per room plus one Game Master per room. They stagger appointments so there is never a group waiting in the reception area for another group to finish.

Alderman Clement stated that the Planning and Zoning Commission sent this Special Use Permit Request to the Board of Aldermen with their recommendation for approval.

Mayor Willson closed the public hearing at 7:14 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MPCC
City Clerk

Note: This is a Journal of the Public Hearing held on Tuesday, July 05, 2016 regarding a Special Use Permit Request for an amusement establishment at 14523 Manchester Road, not a verbatim transcript. If a recording of the public hearing is desired, please contact City Hall.



**MINUTES OF THE PUBLIC HEARING OF
TUESDAY, JULY 5, 2016
AT 200 HIGHLANDS BOULEVARD DRIVE
REGARDING A REQUEST FOR REZONING OF A
TRACT OF LAND AT 322 HIGHLANDS BOULEVARD**

Mayor David L. Willson called the Public Hearing of the Board of Aldermen to order at 7:14 p.m.

Roll call showed those present were Alderman Clement, Alderman Hamill, Alderman Ottenad, Alderman Baumann, Alderman Diehl, Mayor Willson and Attorney Gunn. Alderman Stevens was absent. 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, July 5, 2016 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

CASE #16-REZ-001 – A request for rezoning has been made by Thompson Thrift Development, Inc./Watermark Residential to rezone a tract of land at 322 Highlands Boulevard from R-1 Single Family Residential District to PRD Planned Residential District.”

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.

Mr. Gary Feder, Attorney with Husch-Blackwell, 190 Carondelet Plaza in Clayton, said he was at the meeting on behalf of a company that wishes to rezone the property for Thompson Thrift Development, Inc./Watermark Residential. He introduced Ms. Lafay.

Mr. Feder advised this request is in regard to a contract between Thompson Thrift Development, Inc./Watermark Residential and Juanita McKee, a long-time resident of Manchester. He said this is an undeveloped large site and the concept is to transform it to a new project of approximately 250 apartment homes, a clubhouse and other amenities. He said it would tentatively be known as Watermark at Highlands or the Manchester Villas.

Mr. Feder stated that this project cannot proceed with the current R-1 zoning. He said in considering zoning alternatives, the PRD (Planned Residential District) appeared to be the most suitable. The PRD is normally designed for property in excess of two acres. It is intended to give a residential builder an opportunity for design flexibility which hopefully results in an improved use of the property with the land allowing for the provision of open space and protection of the natural beauty of the property. He said flexibility in a PRD allows dwelling sizes and dwelling types along with yard requirements to be determined by the Planning and Zoning Commission and Board of Aldermen after consideration of relevant factors. He is seeking approval of this rezoning by the Board of Aldermen. He said this is a multi-step process for the applicant.

Mr. Feder stated they will be developing average-size units of approximately 1215 square feet with a large number of two-story buildings with typical 15 foot front yard setbacks. He stated that the project depends on creation of a proposed connector road at the north edge of the property. The connector road is intended to link the existing Highlands Boulevard Drive on the west to the existing Menard's access drive currently on the southeast. He said the property currently owned by the McKee's only has limited access to Highlands Boulevard Drive by virtue of a 13 foot wide easement which was created in conjunction with the development of the Pace Highlands project.

Mr. Feder stated that generally the applicant has reached out on two separate occasions to residents living near the project site. He spoke about different discussions that the resident brought to them.

Ms. Carrie Lafay of Watermark Realty stated they are asking for rezoning for PRD. She said they do believe that multi-family is the highest and best use for this property. She displayed two different designs that could be used, and advised that they have built over 7,000 units in 10 different states.

Ms. Lafay stated that each building functions like a single-family home, where each unit has its own direct front door access into the unit. She said each unit also has its own personal private garage. She said they do not have a common area and this project doesn't function like a typical apartment. She said the rent would be anywhere from \$1,300 to \$1,700 a month.

Ms. Lafay shared pictures of a clubhouse overlooking a pool. She said they have 24-hour fitness facilities. They do have lots of gathering locations for the sense of community, and they focus a lot on pets, as 70 percent of their residents own pets.

Ms. Lafay stated they did speak with Mr. Stock of Stock and Associates to see if there was an alternate route along the southern point, and, due to the alignment and the requirements for the road, it wasn't feasible. She said when they met with the neighbors, they spoke about their main concerns which were the connector road and traffic. She said they felt there were very positive discussions.

There were no opponents and no comments from the public.

Alderman Ottenad asked about the traffic survey, she asked who is going to be dealing with those concerns.

Attorney Gunn answered that he will be, and he has already spoken with Mr. Feder. He said they have already talked about a need for more discussion along those lines.

Alderman Clement asked about the timeline. He asked if the rezoning is approved when the next step would be done.

Mr. Feder stated he hoped that would be as soon as possible. Ms. Lafay added that this is Step 1 in a long process.

Alderman Hamill stated he heard the buffer was going to be 50 feet from the home. He wanted to know if there were going to be berms with the build up on the side of the road.

Ms. Lafay stated it will be 50 feet from the home and she doesn't know all the requirements and what all would fit. She said it would be part of their site plan and design. She did talk to them about getting a mound of some sort and getting a fence on top of it.

Alderman Clement stated the Planning and Zoning Commission recommended this request to the Board of Aldermen for approval.

Mayor Willson closed the public hearing at 7:46 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MPCC
City Clerk

Note: This is a journal of the Public Hearing held Tuesday, July 5, 2016 regarding a Request for Rezoning of a tract of land at 322 Highlands Boulevard; 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, JULY 5, 2016
AT 200 HIGHLANDS BOULEVARD DRIVE**

1. CALL TO ORDER

Mayor David L. Willson called the Regular Board of Aldermen meeting to order at 7:46 p.m.

2. ROLL CALL AND STATEMENT OF QUORUM

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

3. APPROVAL OF THE MINUTES

a. Minutes of the Regular Board of Aldermen meeting of Monday, June 20, 2016

Alderman Hamill made the motion to approve the Minutes of the Monday, June 20, 2016 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

Alderman Hamill made the motion to approve the Order of Items on the Agenda. The motion was seconded by Alderman Clement, and carried unanimously, without objection.

5. CONSIDERATION OF PETITIONS AND COMMENTS FROM THE PUBLIC

a. Comments from the Public

There were none.

6. REPORTS FROM THE MAYOR

a. Reappointment of Bob Bolla as a Director on the Manchester Arts Board for a three-year term

Alderman Clement made the motion for the reappointment of Bob Bolla as Director on the Manchester Arts Board. The motion was seconded by Alderman Ottenad and carried unanimously, without objection.

b. Mayoral Report

Mayor Willson introduced Boy Scout Justin Garber with Troop 387, sponsored by St. John United Church of Christ.

Mayor Willson reported that on June 21, he, along with Alderman Diehl and Alderman Ottenad, attended the St. Joseph's Knights of Columbus dinner; on June 26 he attended the CERT picnic; on July 4 he attended the fireworks and the celebration.

Mayor Willson stated on July 6 there will be the luncheon for people who have lived in the City for 50 or more years. There are supposed to be 64 people in attendance at the Lazy River Grill.

Mayor Willson also wanted to remind everyone that July 16 is the next scheduled recycling date at Schroeder Park.

7. REPORTS FROM THE CITY ADMINISTRATOR

a. Presentation of check to Lafayette Industries

Ms. Alesia Roccia from Lafayette Industries said that the relationship of the City of Manchester and Lafayette Industries is one that she has never experienced in all of her non-profit work. She said it is a true partnership.

Ms. Roccia advised that December 12 will be the Second Annual Holiday and Art Show at Manchester United Methodist Church.

b. List of Paid Bills (Warrant dates of June 19 – July 2, 2016)

There were no questions.

8. REPORTS FROM COMMITTEES

a. Manchester Arts

Alderman Clement acknowledged that Sunday night will be the next Manchester Community Band concert, featuring the "Sound of Celebration", which is music we hear throughout our lives. They rehearse 2 – 2 ½ hours per week.

1. New Manchester Arts Chair – Doug Whittaker

Alderman Clement announced that Mr. Doug Whittaker is the new Manchester Arts Chair.

2. Painting of Ameren traffic boxes

Alderman Clement stated that Gary Hoeferkamp's team with public arts has done a lot of tremendous work this year. There have been two projects which are the "Art in the Park" and painting of Ameren traffic boxes in the park. Public Arts created signage that is mounted to the Pool Fence.

Alderman Clement stated they originally budgeted \$4,200 toward painting Missouri Department of Transportation (MoDOT) utility boxes, so Manchester Arts would like to put that funding toward three more Ameren boxes. Ameren is very enthusiastic, and they would like for Manchester Arts and the City to take on the painting of the three high-visibility Ameren boxes along Highlands Boulevard Drive. They would like to divert the \$4,200 toward painting Ameren boxes instead of MoDOT boxes.

b. Planning and Zoning Commission

Alderman Clement advised that the Planning and Zoning Commission did not meet, but there is an Agenda for July 11.

c. Homecoming Committee

Alderman Ottenad stated they did not meet, but the next meeting is July 13, 2016 at 6:30 at the Legion Hall. Everyone is welcome to attend.

9. ACTION ON OLD BILLS

- a. There are none.

10. INTRODUCTION OF NEW BILLS

- a. BILL APPROVING A SPECIAL USE PERMIT FOR A RESTAURANT AT 14248H MANCHESTER ROAD

Alderman Hamill introduced for Alderman Stevens Bill #16-2269, entitled: "AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO SAWAN FOODS LLC, DOING BUSINESS AS CAFE LAZEEZ, TO OPERATE A STANDARD RESTAURANT AT 14248 H MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.240(C)(4)(f) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER", by title only.

No further action required at this time.

- b. BILL APPROVING A SPECIAL USE PERMIT REQUEST FOR AN AMUSEMENT ESTABLISHMENT AT 14523 MANCHESTER ROAD

Alderman Hamill introduced Bill #16-2270, entitled: "AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO BREAKOUT OPERATING, L.L.C. TO OPERATE AN AMUSEMENT CENTER AT 14523 MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.240(5)(d) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER", by title only.

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

Alderman Hamill read for the second time Bill #16-2270 entitled: "AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO BREAKOUT OPERATING, L.L.C. TO OPERATE AN AMUSEMENT CENTER AT 14523 MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.240(5)(d) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER", by title only.

Alderman Hamill made the motion that Bill #16-2270 become Ordinance #16-2153. The motion was seconded by Alderman Clement.

A poll of the Board showed:

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

Mayor Willson announced the motion passed 5 – 0, with no objections and one absentee.

c. BILL APPROVING REZONING OF A TRACT OF LAND AT 322 HIGHLANDS BOULEVARD

Alderman Clement introduced Bill #16-2271, entitled: AN ORDINANCE REZONING A CERTAIN TRACT OF LAND SITUATED IN THE CITY OF MANCHESTER FROM "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT TO "PRD" PLANNED RESIDENTIAL DEVELOPMENT DISTRICT", by title only

No further action required at this time.

d. RESOLUTION AUTHORIZING PURCHASE OF ROAD SALT

Alderman Diehl read Proposed Resolution # 16-0566, entitled: A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO EXPEND THE SUM OF FORTY THOUSAND THREE HUNDRED SIXTY-TWO DOLLARS (\$40,362.00) FOR THE PURCHASE AND DELIVERY OF ROAD SALT FOR THE 2016-2017 WINTER SEASON FOR USE BY THE CITY OF MANCHESTER.

Alderman Ottenad asked for verification that at the end of 2016 there will be \$30,000 still left in the account.

Director Ruck agreed there will be left over money.

Alderman Diehl made the motion to approve Resolution #16-0566. The motion was seconded by Alderman Clement and carried unanimously, without objection.

11. MISCELLANEOUS

a. Comments from the Public

There were none.

12. ADJOURNMENT

At 8:08 p.m., there being no further business, Alderman Clement made the motion to adjourn. The motion was seconded by Alderman Hamill and carried unanimously, without objection. The meeting adjourned at 8:08 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MPCC
City Clerk

Note: This is a journal of the Board of Aldermen meeting held July 5, 2016 (summary); not a verbatim transcript. If a recording of the meeting is desired, please contact City Hall.

DRAFT



Manchester, MO

Check Register

Packet: APPKT01130 - Check Run - 20160706

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
0010	Ameren Missouri	07/06/2016	Regular	0.00	11.47	47084
1029	Aramark Uniform Services	07/06/2016	Regular	0.00	118.65	47085
0022	Arco Lawn Equipment, Inc.	07/06/2016	Regular	0.00	1.69	47086
0040	Batteries Plus Bulbs, LLC	07/06/2016	Regular	0.00	51.90	47087
0050	Blue Chip Exterminating, Inc.	07/06/2016	Regular	0.00	35.95	47088
0051	Bo Beuckman Ford	07/06/2016	Regular	0.00	255.10	47089
0529	Bobcat of St Louis	07/06/2016	Regular	0.00	570.37	47090
0060	Bussen Quarries, Inc.	07/06/2016	Regular	0.00	163.22	47091
1067	C.R. Frank Popcorn and Supply Co.	07/06/2016	Regular	0.00	910.63	47092
1037	Canon Financial Services, Inc.	07/06/2016	Regular	0.00	256.94	47093
2800	CBB	07/06/2016	Regular	0.00	2,200.00	47094
1063	CTW Electrical Co., Inc.	07/06/2016	Regular	0.00	172.29	47095
1301	Deep Kleen and Maintenance, LLC	07/06/2016	Regular	0.00	1,850.00	47096
2420	Dickey Bub Farm & Home	07/06/2016	Regular	0.00	19.99	47097
2793	Family Support Division	07/06/2016	Regular	0.00	93.75	47098
2173	Family Support Payment Center	07/06/2016	Regular	0.00	400.00	47099
2173	Family Support Payment Center	07/06/2016	Regular	0.00	213.70	47100
1877	Ferguson Enterprises, Inc.	07/06/2016	Regular	0.00	103.69	47101
0153	Industrial Soap	07/06/2016	Regular	0.00	39.80	47102
0903	K & K Supply	07/06/2016	Regular	0.00	279.00	47103
1255	Lifeguards Unlimited, Inc.	07/06/2016	Regular	0.00	23,763.09	47104
1293	Lowe's Companies, Inc.	07/06/2016	Regular	0.00	411.63	47105
0188	Manchester Radiator Co., Inc.	07/06/2016	Regular	0.00	105.16	47106
0658	Marilyn Ottenad	07/06/2016	Regular	0.00	17.00	47107
1261	Midwest Elevator Co., Inc.	07/06/2016	Regular	0.00	366.00	47108
1288	Midwest Equipment Company	07/06/2016	Regular	0.00	1,056.00	47109
2540	NAPA Auto Parts	07/06/2016	Regular	0.00	28.72	47110
2792	Negwer Door Systems	07/06/2016	Regular	0.00	58.20	47111
0141	Patrick R. Gunn	07/06/2016	Regular	0.00	4,762.50	47112
1082	Petty Cash by Eileen Collins	07/06/2016	Regular	0.00	7.88	47113
2747	Phillips 66 CO./SYNCB	07/06/2016	Regular	0.00	177.47	47114
0360	Purcell Tire Co.	07/06/2016	Regular	0.00	149.80	47115
1344	S & S Worldwide, Inc.	07/06/2016	Regular	0.00	50.70	47116
0449	St. Louis Composting, Inc.	07/06/2016	Regular	0.00	178.00	47117
1201	St. Louis Safety, Inc.	07/06/2016	Regular	0.00	220.42	47118
2817	Stanley Black & Decker, Inc.	07/06/2016	Regular	0.00	61.99	47119
2816	Super City Dots, LLC	07/06/2016	Regular	0.00	1,002.96	47120
0318	Superior Equipment, Inc.	07/06/2016	Regular	0.00	106.25	47121
0324	Terrafl Incorporated	07/06/2016	Regular	0.00	1,061.00	47122
2549	Tim Westerhold	07/06/2016	Regular	0.00	1,200.00	47123
1976	TJ's Pizza Co.	07/06/2016	Regular	0.00	140.35	47124
2269	Truck Centers, Inc.	07/06/2016	Regular	0.00	143.19	47125

Check Register

Packet: APPKT01130-Check Run - 20160706

Vendor Number 0337	Vendor Name Valley Material	Payment Date 07/06/2016	Payment Type Regular	Discount Amount 0.00	Payment Amount 5,117.65	Number 47126
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Bank Code APBNK Summary

	Payable	Payment	Discount	Payment
Payment Type	Count	Count		
Regular Checks	78	43	0.00	47,934.10
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<u>78</u>	<u>43</u>	<u>0.00</u>	<u>47,934.10</u>



Manchester, MO

Check Register

Packet: APPKT01135 - Check Run - 20160712

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
1029	Aramark Uniform Services	07/12/2016	Regular	0.00	115.80	47127
2054	BG Services, Inc.	07/12/2016	Regular	0.00	86.85	47128
2111	BounceU	07/12/2016	Regular	0.00	300.00	47129
0060	Bussen Quarries, Inc.	07/12/2016	Regular	0.00	153.52	47130
0062	C & R Lock & Key Service	07/12/2016	Regular	0.00	25.00	47131
1067	C.R. Frank Popcorn and Supply Co.	07/12/2016	Regular	0.00	1,012.97	47132
0964	Capital One Commercial	07/12/2016	Regular	0.00	1,045.45	47133
2819	Coltrane Systems, LLC	07/12/2016	Regular	0.00	160.00	47134
1970	Copying Concepts	07/12/2016	Regular	0.00	194.00	47135
0090	County Treasurer - St. Louis Co.	07/12/2016	Regular	0.00	412.00	47136
2460	Crest Industries, Inc.	07/12/2016	Regular	0.00	28.24	47137
1877	Ferguson Enterprises, Inc.	07/12/2016	Regular	0.00	1,689.14	47138
1727	John Fabick Tractor Co.	07/12/2016	Regular	0.00	551.96	47139
2624	Kams Mechanical, LLC	07/12/2016	Regular	0.00	2,213.77	47140
2774	Kings III of America, Inc.	07/12/2016	Regular	0.00	96.00	47141
1288	Midwest Equipment Company	07/12/2016	Regular	0.00	844.80	47142
0223	Missouri Dept. Of Revenue	07/12/2016	Regular	0.00	1,467.75	47143
0182	Missouri Lawyers Media	07/12/2016	Regular	0.00	39.20	47144
2539	N.G. Heimos Greenhouses, Inc.	07/12/2016	Regular	0.00	51.18	47145
2540	NAPA Auto Parts	07/12/2016	Regular	0.00	2.56	47146
0643	NuWay Concrete Forms, Inc.	07/12/2016	Regular	0.00	333.40	47147
2079	Ozarc/Gas Equipment & Supply, Inc.	07/12/2016	Regular	0.00	21.00	47148
1722	Park & Rec. Refund	07/12/2016	Regular	0.00	96.00	47149
0285	Sam's Club / GEFC	07/12/2016	Regular	0.00	1,745.50	47150
1386	Session Fixture Company	07/12/2016	Regular	0.00	369.57	47151
2038	Southern Computer Warehouse	07/12/2016	Regular	0.00	62.64	47152
0449	St. Louis Composting, Inc.	07/12/2016	Regular	0.00	324.00	47153
2350	Stock & Associates Consulting Engin	07/12/2016	Regular	0.00	5,000.00	47154
0315	Stonegate Auto Parts Inc.	07/12/2016	Regular	0.00	306.91	47155
2816	Super City Dots, LLC	07/12/2016	Regular	0.00	334.32	47156
1945	Supreme Turf Products	07/12/2016	Regular	0.00	155.00	47157
0324	Terrafil Incorporated	07/12/2016	Regular	0.00	1,152.00	47158
0344	Thomson Reuters - West	07/12/2016	Regular	0.00	1,880.22	47159
1976	TJ's Pizza Co.	07/12/2016	Regular	0.00	180.75	47160
1652	Tope Plumbing, Inc.	07/12/2016	Regular	0.00	4,630.00	47161
0310	Treasurer, St. Louis County	07/12/2016	Regular	0.00	757.00	47162
0331	Treasurer-State of Missouri	07/12/2016	Regular	0.00	206.00	47163
0337	Valley Material	07/12/2016	Regular	0.00	7,664.15	47164

Bank Code APBNK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	75	38	0.00	35,708.65
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	75	38	0.00	35,708.65



Manchester, MO

Board Approval Report By Vendor Name

Payment Dates 07/03/2016 - 07/09/2016

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount	
07/06/2016	0222209116 - 6/27/16	Service to 14300 Manchester Rd - 5/24-6/23/	Service to 14300 Manchester Rd - 5/24-6/23/	Street Lighting	10-470-4236	06/27/2016	11.47	
Vendor: 1029 - Aramark Uniform Services							Vendor 0010 - Ameren Missouri Total:	11.47
07/06/2016	311256615	Uniforms cleaned, Mats&Shop Towels, Mats - 6/29/16	Mats - 6/29/16	Uniforms & Equipment	10-460-4160	06/29/2016	9.50	
07/06/2016	311256615	Uniforms cleaned, Mats&Shop Towels, Mats - 6/29/16	Uniforms cleaned - 6/29/16	Uniforms & Equipment	10-470-4160	06/29/2016	75.20	
07/06/2016	311256615	Uniforms cleaned, Mats&Shop Towels, Mats - 6/29/16	Mats & Shop Towels- 6/29/1	Building - Maintenance & Re	10-470-4295	06/29/2016	33.95	
Vendor: 1029 - Aramark Uniform Services							Vendor 1029 - Aramark Uniform Services Total:	118.65
07/06/2016	189475	Throttle Rod - Honda WX10K1A trash/water pump	Throttle Rod - Honda WX10K1A trash/water pump	Equipment - Maintenance &	10-470-4290	06/15/2016	1.69	
Vendor: 0040 - Batteries Plus Bulbs, LLC							Vendor 0022 - Arco Lawn Equipment, Inc. Total:	1.69
07/06/2016	270-399792	12pk 1.5V Alk.,8pk 9V Alk.,AA,12V Lead Batteries	12pk 1.5V Alk.,8pk 9V Alk.,AA,12V Lead Batteries	Small Tools & Equipment	10-450-4320	06/14/2016	51.90	
Vendor: 0050 - Blue Chip Exterminating, Inc.							Vendor 0040 - Batteries Plus Bulbs, LLC Total:	51.90
07/06/2016	9160380	Ant Gel Bait	Ant Gel Bait	Field Supplies	10-470-4220	06/15/2016	35.95	
Vendor: 0051 - Bo Beuckman Ford							Vendor 0050 - Blue Chip Exterminating, Inc. Total:	35.95
07/06/2016	298160	Fuel vapor management valve - Car 426	Fuel vapor management valve - Car 426	Vehicle - Maintenance & Rep	10-470-4285	06/06/2016	35.95	
07/06/2016	298505	Driver's seatbelt buckle assy - Car 418	Driver's seatbelt buckle assy - Car 418	Vehicle - Maintenance & Rep	10-470-4285	06/14/2016	148.61	
07/06/2016	298745	Windshield Washer reservoir - Car 422-13	Windshield Washer reservoir - Car 422-13	Vehicle - Maintenance & Rep	10-470-4285	06/20/2016	70.54	
Vendor: 0529 - Bobcat of St Louis							Vendor 0051 - Bo Beuckman Ford Total:	255.10
07/06/2016	P57308	Bobcat S250-5 Radiator overflow tank, cap, Tee fit.	Bobcat S250-5 Radiator overflow tank, cap, Tee fit.	Vehicle - Maintenance & Rep	10-470-4285	06/13/2016	111.69	

Board Approval Report

Payment Dates: 07/03/2016 - 07/09/2016

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount	
07/06/2016	P57796	5 Gal Hydraulic oil, coupletrs, O-ringm,Adaptors	5 Gal Hydraulic oil, coupletrs, O-ringm,Adaptors	Equipment - Maintenance &	10-470-4290	06/22/2016	199.42	
07/06/2016	P58080	Bobcat Hydraulic Couplers - stock	Bobcat Hydraulic Couplers - stock	Equipment - Maintenance &	10-470-4290	06/28/2016	259.26	
Vendor: 0060 - Bussen Quarries, Inc.							Vendor 0529 - Bobcat of St Louis Total:	570.37
07/06/2016	201158	(17.18) Tons MSD1 Stone - Street work	(17.18) Tons MSD1 Stone - Street work	Concrete Street Replacemen	50-470-6310	06/13/2016	163.22	
Vendor: 1067 - C.R. Frank Popcorn and Supply Co.							Vendor 0060 - Bussen Quarries, Inc. Total:	163.22
07/06/2016	898091	Concession Supplies	Gehl's Sharp Aged Cheddar Cheese, Spoonstraws	Concession Supplies	10-450-4230	06/27/2016	57.85	
07/06/2016	898091	Concession Supplies	Box Skittles, Milky Way, Cheetos, NY Pretzels	Concession Supplies	10-450-4230	06/27/2016	85.30	
07/06/2016	898091	Concession Supplies	(3) Cases French Fries, (4) Cases Chicken Strips	Concession Supplies	10-450-4230	06/27/2016	204.20	
07/06/2016	898091	Concession Supplies	Case 12 oz plastic cups, Case Cotton Candy	Concession Supplies	10-450-4230	06/27/2016	50.40	
07/06/2016	898395	Concession supplies	Gehl's Aged Sharp Cheddar, (2) Cases Cotton Candy	Concession Supplies	10-450-4230	06/29/2016	83.80	
07/06/2016	898395	Concession supplies	Box M&M's Plain, Twizzlers, Twix, (5) Spoonstraws	Concession Supplies	10-450-4230	06/29/2016	74.78	
07/06/2016	898395	Concession supplies	(4) #10 Cans Ketchup, 12 oz Plastic Cups	Concession Supplies	10-450-4230	06/29/2016	55.00	
07/06/2016	898395	Concession supplies	Case Beef Hot Dogs, Nacho Chips,	Concession Supplies	10-450-4230	06/29/2016	56.60	
07/06/2016	898395	Concession supplies	Case NY Pretzelsa, (3) Cases French Fries	Concession Supplies	10-450-4230	06/29/2016	92.70	
07/06/2016	898395	Concession supplies	(4) Cases Chicken Strips, Box Chicken Taquitos	Concession Supplies	10-450-4230	06/29/2016	150.00	
Vendor: 1037 - Canon Financial Services, Inc.							Vendor 1067 - C.R. Frank Popcorn and Supply Co. Total:	910.63
07/06/2016	16196371	Graphics Equip.Lease - June, Meter Usage - May	Graphics Equip.Lease - June, Meter Usage - May	Equipment Rental	10-425-4280	06/12/2016	256.94	
Vendor: 2800 - CBB							Vendor 1037 - Canon Financial Services, Inc. Total:	256.94
07/06/2016	00001A	Traffic Assessment - Manchester Highlands Blvd	Traffic Assessment - Manchester Highlands Blvd	Professional Fees	10-475-4165	06/21/2016	2,200.00	
Vendor: 1063 - CTW Electrical Co., Inc.							Vendor 2800 - CBB Total:	2,200.00
07/06/2016	1156390-00	Electrical (10) Clamp, (200) Connector, LED Light	Electrical (10)Clamp, (200) Connector, (2)Connector	Field Supplies	10-470-4220	06/15/2016	68.49	

Board Approval Report

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Payment Dates: 07/03/2016 - 07/09/2016
07/06/2016	1156390-00	Electrical (10) Clamp, (200) Connector, LED Light	(2) Repl. LED Light - Trucks	Vehicle - Maintenance & Rep	10-470-4285	06/15/2016	Amount 103.80
Vendor: 1301 - Deep Kleen and Maintenance, LLC							
07/06/2016	2016-506	Janitorial Services - June	Janitorial Services - June	Building - Maintenance & Re	10-470-4295	07/01/2016	1,850.00
Vendor: 2420 - Dickey Bub Farm & Home							
07/06/2016	26323	Spray Wand w/extender	Spray Wand w/extender	Equipment - Maintenance &	10-460-4290	06/15/2016	19.99
Vendor: 1877 - Ferguson Enterprises, Inc.							
07/06/2016	2550356	8 oz PVC Cement, (2)PVC flush Co Plug, Adpt w/plug	8 oz PVC Cement, (2)PVC flush Co Plug, Adpt w/plug	Building - Maintenance & Re	10-460-4295	06/07/2016	40.20
07/06/2016	2558617	FV Cart Kit	FV Cart Kit	Building - Maintenance & Re	10-460-4295	06/14/2016	27.79
07/06/2016	2561687	Flapper kit - toilet repair - City Hall	Flapper kit - toilet repair - City Hall	Building - Maintenance & Re	10-470-4295	06/16/2016	6.98
07/06/2016	2565580	Plumbing parts for toilet repair - Police facility	Plumbing parts for toilet repair - Police facility	Building - Maintenance & Re	10-470-4295	06/20/2016	28.72
Vendor: 0153 - Industrial Soap							
07/06/2016	1020529	(4) Case Pink Pearl Hand Soa	(4) Case Pink Pearl Hand Soa	Building - Maintenance & Re	10-460-4295	06/13/2016	39.80
Vendor: 0903 - K & K Supply							
07/06/2016	24615	ADA Sidewalk mat - Pinyon Dr. - street repair	ADA Sidewalk mat - Pinyon Dr. - street repair	Concrete Street Replacemen	50-470-6310	06/16/2016	279.00
Vendor: 1255 - Lifeguards Unlimited, Inc.							
07/06/2016	40473	2016 Lifeguarding Management Fee - July	2016 Aquatic Center Management Fee	Professional Fees	10-450-4165	07/01/2016	9,580.00
07/06/2016	40595	2016 Lifeguarding Services - PE 6/18/16	2016 Lifeguarding Services	Professional Fees	10-450-4165	06/18/2016	6,918.13
07/06/2016	40596	2016 Lifeguarding Services - PE 6/25/16	2016 Lifeguarding Services	Professional Fees	10-450-4165	06/25/2016	7,264.96
Vendor: 1293 - Lowe's Companies, Inc.							
07/06/2016	901698	50 lb Concrete mix, 4 way key, Wtr Htr Drain pan	50 lb Concrete mix, 4 way key, Wtr Htr Drain pan	Parks-Maintenance & Repair	10-460-4312	05/26/2016	85.15
07/06/2016	902075 - 6/7/16	(2)Chain Connectors, 4 Gal Backpack Sprayer,Bolts	(2)Chain Connectors, 4 Gal Backpack Sprayer,Bolts	Field Supplies	10-470-4220	06/07/2016	66.03
07/06/2016	902105 - 6/23/16	Staples, 2"x6" Brace	Staples, 2"x6" Brace	Miscellaneous	10-460-4325	06/23/2016	31.28
07/06/2016	902138	(4)Bags #60 Mortar Mix- Sewer Lateral driveway fill	(4)Bags #60 Mortar Mix- Sewer Lateral driveway fill	Capital Improvement	70-470-4500	06/07/2016	14.20
07/06/2016	902283 - 6/24/16	(2) Roundup 1 Gal. Tank Sprayer	(2) Roundup 1 Gal. Tank Sprayer	Small Tools & Equipment	10-470-4320	06/24/2016	28.44
Vendor: 1255 - Lifeguards Unlimited, Inc. Total: 23,763.09							
Vendor 1877 - Ferguson Enterprises, Inc. Total: 103.69							
Vendor 0153 - Industrial Soap Total: 39.80							
Vendor 0903 - K & K Supply Total: 279.00							
Vendor 1255 - Lifeguards Unlimited, Inc. Total: 23,763.09							

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Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Payment Dates: 07/03/2016 - 07/09/2016
07/06/2016	902330 - 6/17/16	(2) Lg Brass Wall Dog. (4) Bits for drill	(2) Lg Brass Wall Dog. (4) Bits for drill	Building - Maintenance & Re	10-460-4295	06/29/2016	Amount 25.73
07/06/2016	902520	(2)Twist Mop,3" IR Magnetic Bit,AA 4 pk Batteries,	AAA 4 Pk Batteries,Clorox Disinfectant,Febreeze	Miscellaneous	10-460-4325	05/25/2016	16.37
07/06/2016	902520	(2)Twist Mop,3" IR Magnetic Bit,AA 4 pk Batteries,	(2)Twist Mop,3" IR Magnetic Bit,AA 4 pk Batteries,	Miscellaneous	10-460-4325	05/25/2016	38.66
07/06/2016	902520	(2)Twist Mop,3" IR Magnetic Bit,AA 4 pk Batteries,	No Mess Fogger,19 oz Disinfect. spray,2 Gal bucket	Miscellaneous	10-460-4325	05/25/2016	22.43
07/06/2016	902597 - 5/25/16	4" Whit PVC Pipe Cap	4" Whit PVC Pipe Cap	Field Supplies	10-470-4220	05/25/2016	1.60
07/06/2016	902639 - 6/3/16	(2) Water jet w/shurt off, (3) 26W cool CFL Bulbs	(2) Water jet w/shurt off, (3) 26W cool CFL Bulbs	Building - Maintenance & Re	10-460-4295	06/03/2016	28.40
07/06/2016	902669 - 5/26/16	Silicone Clear Caulk	Silicone Clear Caulk	Building - Maintenance & Re	10-450-4295	05/26/2016	17.82
07/06/2016	902727 - 6/20/16	(12) 1-4-10 #2 Concrete Mix	(12) 1-4-10 #2 Concrete Mix	Concrete Street Replacemen	50-470-6310	06/20/2016	35.52
Vendor: 0188 - Manchester Radiator Co., Inc.							
07/06/2016	12169	Evacuate & recharge A/C system - Truck 155	Evacuate & recharge A/C system - Truck 155	Vehicle - Maintenance & Rep	10-470-4285	06/28/2016	105.16
Vendor: 0658 - Marilyn Ottenad							
07/06/2016	Meal Reimb.-6/9/16	Reimb. M. Ottenad for Meal at Conf. - 6/9/16	Reimb. M. Ottenad for Meal at Conf. - 6/9/16	Travel/Meetings	10-410-4175	07/01/2016	17.00
Vendor: 1261 - Midwest Elevator Co., Inc.							
07/06/2016	55655	Elevator Maintenance - July - Police Facility	Elevator Maintenance - July - Police Facility	Building - Maintenance & Re	10-470-4295	07/01/2016	258.00
07/06/2016	55656	Chair lift Maintenance - City Hall - July	Chair lift Maintenance - City Hall - July	Vehicle - Maintenance & Rep	10-470-4285	07/01/2016	108.00
Vendor: 1288 - Midwest Equipment Company							
07/06/2016	800520	(15) 3 Gal Cherry & (15) 3 Gal. Blue Rasp. Firdgee	(15) 3 Gal Cherry & (15) 3 Gal. Blue Rasp. Firdgee	Concession Supplies	10-450-4230	06/11/2016	1,056.00
Vendor: 2540 - NAPA Auto Parts							
07/06/2016	151875	Synthetic 5W-20 Engine Oil	(12) Synthetic 5W-20 Engine Oil	Vehicle - Maintenance & Rep	10-470-4285	06/10/2016	65.88
07/06/2016	152173	Connector for utility veh.	Connector for utility veh.	Equipment - Maintenance &	10-460-4290	06/13/2016	9.87
07/06/2016	152229	Hose spring - clamp asst. - shop supplies	Hose spring - clamp asst. - shop supplies	Vehicle - Maintenance & Rep	10-470-4285	06/13/2016	4.25
07/06/2016	152286	Primary Wire	Primary Wire	Equipment - Maintenance &	10-460-4290	06/14/2016	7.32
07/06/2016	152330	Trailer connect kit	Trailer connect kit	Equipment - Maintenance &	10-460-4290	06/14/2016	4.69
07/06/2016	152628	(2) Low profile fuses - Truck 125/stock	(2) Low profile fuses - Truck 125/stock	Vehicle - Maintenance & Rep	10-470-4285	06/17/2016	2.58
07/06/2016	152860	50A Chrome Toggle switch	50A Chrome Toggle switch	Equipment - Maintenance &	10-460-4290	06/20/2016	5.49
Vendor 1293 - Lowe's Companies, Inc. Total: 411.63							
Vendor 0188 - Manchester Radiator Co., Inc. Total: 105.16							
Vendor 0658 - Marilyn Ottenad Total: 17.00							
Vendor 1261 - Midwest Elevator Co., Inc. Total: 366.00							
Vendor 1288 - Midwest Equipment Company Total: 1,056.00							

Board Approval Report

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Payment Dates: 07/03/2016 - 07/09/2016
07/06/2016	153883	(2) Cans Gloss Black Spray Paint	(2) Cans Gloss Black Spray Paint	Field Supplies	10-470-4220	06/30/2016	Amount 13.76
07/06/2016	CR Applied - #141429	Credit for returned battery - Car 400 - 5/25/16	Credit for returned battery - Car 400 - 5/25/16	Vehicle - Maintenance & Rep	10-470-4285	06/01/2016	-85.12
Vendor: 2792 - Negwer Door Systems							
07/06/2016	S1076420	(2) Padlock 1 1/2" Shackle	(2) Padlock 1 1/2" Shackle	Building - Maintenance & Re	10-450-4295	06/16/2016	58.20
Vendor: 0141 - Patrick R. Gunn							
07/06/2016	June 2016 Excess Retainer	June Excess Retainer - City Atty.	June Excess Retainer - City Atty.	Professional Fees	10-420-4165	07/01/2016	4,762.50
Vendor: 1082 - Petty Cash by Eileen Collins							
07/06/2016	7/6/16 Reimb.	Petty Cash Reimb - 7/6/16	RV Evans - Staple Strip Box	Equipment - Maintenance &	10-460-4290	07/06/2016	7.88
Vendor: 2747 - Phillips 66 CO./SYNCB							
07/06/2016	XXXX-7023 - 6/24/16	Gas in Cans - June	Gas in Cans - June	Gas & Oil	10-460-4315	06/24/2016	130.96
07/06/2016	XXXX-7023 - 6/24/16	Gas in Cans - June	Gas in Cans - June	Gas & Oil	10-470-4315	06/24/2016	46.51
Vendor: 0360 - Purcell Tire Co.							
07/06/2016	71107525	Front axle alignment - Truck 120	Front axle alignment - Truck 120	Vehicle - Maintenance & Rep	10-470-4285	06/06/2016	149.80
Vendor: 1344 - S & S Worldwide, Inc.							
07/06/2016	10599685	(10) Spools Rexlace - Day Camp Crafts	(10) Spools Rexlace Asst. Colors - Day Camp Crafts	Program Supplies	10-460-4210	06/16/2016	50.70
Vendor: 0449 - St. Louis Composting, Inc.							
07/06/2016	395613	(2) Yds Topsoil	(2) Yds Topsoil	Parks-Maintenance & Repair	10-460-4312	06/10/2016	40.00
07/06/2016	396062	(6) Yds DK Walnut Brown Mulch	(6) Yds DK Walnut Brown Mulch	Parks-Maintenance & Repair	10-460-4312	06/13/2016	138.00
Vendor: 1201 - St. Louis Safety, Inc.							
07/06/2016	555232	Medical Box Supplies	Elastic Strip 7/8x3 50/Box	Field Supplies	10-470-4220	06/16/2016	14.75
07/06/2016	555232	Medical Box Supplies	Touch-down Antacid 100/bo	Field Supplies	10-470-4220	06/16/2016	6.44
07/06/2016	555232	Medical Box Supplies	Elastic Small Strip 5/8"x1.5" 50/Box	Field Supplies	10-470-4220	06/16/2016	11.75
07/06/2016	555232	Medical Box Supplies	Non-Aspirin Maxs Strength 100/box	Field Supplies	10-470-4220	06/16/2016	8.40
07/06/2016	555232	Medical Box Supplies	Lens cleaning tissue	Field Supplies	10-470-4220	06/16/2016	82.80
07/06/2016	555232	Medical Box Supplies	Tribiotic Ointment 25/box	Field Supplies	10-470-4220	06/16/2016	14.08
07/06/2016	555232	Medical Box Supplies	Ibu-Max 100 bx	Field Supplies	10-470-4220	06/16/2016	20.20
Vendor: 0449 - St. Louis Composting, Inc. Total:							
							178.00
Vendor 0360 - Purcell Tire Co. Total:							
							149.80
Vendor 1344 - S & S Worldwide, Inc. Total:							
							50.70
Vendor 1344 - S & S Worldwide, Inc. Total:							
							50.70
Vendor 0449 - St. Louis Composting, Inc. Total:							
							178.00

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Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Payment Dates: 07/03/2016 - 07/09/2016	Amount
07/06/2016	555232	Medical Box Supplies	Eye Glass Towelettes	Field Supplies	10-470-4220	06/16/2016	Vendor 1201 - St. Louis Safety, Inc. Total:	62.00
07/06/2016	8200275935	Repair 1/2" Hammer Drill Single Speed	Repair 1/2" Hammer Drill Single Speed	Equipment - Maintenance &	10-460-4290	07/05/2016		220.42
07/06/2016	1160628134	(20) Cases Dippin Dots - Asst Flavors	(20) Cases Dippin Dots - Asst Flavors	Concession Supplies	10-450-4230	06/28/2016	Vendor 2817 - Stanley Black & Decker, Inc. Total:	61.99
07/06/2016	1160701209	(1) Case Choc. Chip Dippin' Dots	(1) Case Choc. Chip Dippin' Dots	Concession Supplies	10-450-4230	07/01/2016		47.76
07/06/2016	S-288660	Inspected pump & tank for leaks,Print test history	Inspected pump & tank for leaks,Print test history	Equipment - Maintenance &	10-470-4290	06/16/2016	Vendor 2816 - Super City Dots, LLC Total:	1,002.96
07/06/2016	0000010290	(7) Loads Clean Fill to Landfill - Street repair	(7) Loads Clean Fill to Landfill - Street repair	Concrete Street Replacemen	50-470-6310	06/10/2016		336.00
07/06/2016	0000010325	(5) Loads Clean Fill to Landfill - Street repair	(5) Loads Clean Fill to Landfill - Street repair	Concrete Street Replacemen	50-470-6310	06/13/2016	Vendor 0318 - Superior Equipment, Inc. Total:	245.00
07/05/2016	0000010369	(6) Loads Clean Fill to Landfill - Street Repair	(6) Loads Clean Fill to Landfill - Street Repair	Concrete Street Replacemen	50-470-6310	06/14/2016		288.00
07/06/2016	0000010442	(4) Loads Clean Fill to Landfill - Street repair	(4) Loads Clean Fill to Landfill - Street repair	Concrete Street Replacemen	50-470-6310	06/16/2016		192.00
07/06/2016	673138	Install12 yds mulch,Round up,Pull weeds -141 Beds	Install12 yds mulch,Round up,Pull weeds -141 Beds	Streets - Maintenance & Rep	10-470-4310	06/28/2016	Vendor 0324 - Terrafill Incorporated Total:	1,061.00
07/06/2016	97183	(15) 12" cheese, (12) 12" Pepperoni Pizzas	(15) 12" cheese, (12) 12" Pepperoni Pizzas	Concession Supplies	10-450-4230	06/24/2016	Vendor 2549 - Tim Westerhold Total:	1,200.00
07/06/2016	R1500044560:01	Adjusted side steer slack adjuster - Truck 195	Adjusted side steer slack adjuster - Truck 195	Vehicle - Maintenance & Rep	10-470-4285	06/15/2016	Vendor 1976 - TJ's Pizza Co. Total:	140.35
07/06/2016	159010	(30.50) Tons 7 SK Meramec "C" Asphalt	(30.50) Tons 7 SK Meramec "C" Asphalt	Concrete Street Replacemen	50-470-6310	06/10/2016	Vendor 2269 - Truck Centers, Inc. Total:	143.19
07/06/2016	159010	(30.50) Tons 7 SK Meramec "C" Asphalt	(30.50) Tons 7 SK Meramec "C" Asphalt	Concrete Street Replacemen	50-470-6310	06/10/2016		2,775.50

Board Approval Report

Payment Date	07/06/2016	Payable Number	159097	Description (Payable)	(24.50)CuYds 6 SK Meramec "C" Asphalt-Stone Canyon	Description (Item)	(24.50)CuYds 6 SK Meramec "C" Asphalt-Stone Canyon	Account Name	Concrete Street Replacemen	Account Number	50-470-6310	Post Date	06/15/2016	Amount	2,342.15
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Payment Dates: 07/03/2016 - 07/09/2016

Vendor: 0337 - Valley Material Total: 5,117.65

Grand Total: 47,226.65



Manchester, MO

Board Approval Report By Vendor Name

Payment Dates 07/10/2016 - 07/16/2016

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
Vendor: 1029 - Aramark Uniform Services							
07/12/2016	311281460	Uniforms cleaned, Mats&Shop Towels, Mats - 7/6/16	Mats - 7/6/16	Uniforms & Equipment	10-460-4160	07/06/2016	9.50
07/12/2016	311281460	Uniforms cleaned, Mats&Shop Towels, Mats - 7/6/16	Uniforms cleaned - 7/6/16	Uniforms & Equipment	10-470-4160	07/06/2016	72.35
07/12/2016	311281460	Uniforms cleaned, Mats&Shop Towels, Mats - 7/6/16	Mats & Shop Towels - 7/6/16	Building - Maintenance & Re	10-470-4295	07/06/2016	33.95
Vendor 1029 - Aramark Uniform Services Total:							115.80
Vendor: 2054 - BG Services, Inc.							
07/12/2016	0200284-IN	Additive for Pub. Wks Diesel Fuel Tank	Additive for Pub. Wks Diesel Fuel Tank	Gas & Oil	10-470-4315	06/21/2016	86.85
Vendor 2054 - BG Services, Inc. Total:							86.85
Vendor: 2111 - BounceU							
07/12/2016	50 + 10 Kids - 7/22/16	{60} Kids field trip to BounceU - 7/22/16	{60} Kids field trip to BounceU - 7/22/16	Program Supplies	10-460-4210	07/12/2016	300.00
Vendor 2111 - BounceU Total:							300.00
Vendor: 0060 - Bussen Quarries, Inc.							
07/12/2016	201996	{7.48} Tons MSD1 Stone - concrete repl. work	{7.48} Tons MSD1 Stone - concrete repl. work	Concrete Street Replacemen	50-470-6310	06/20/2016	71.06
07/12/2016	201997	{8.68} Tons MSD1 Stone - Concrete street repl.	{8.68} Tons MSD1 Stone - Concrete street repl.	Concrete Street Replacemen	50-470-6310	06/20/2016	82.46
Vendor 0060 - Bussen Quarries, Inc. Total:							153.52
Vendor: 0062 - C & R Lock & Key Service							
07/12/2016	32788	Replacement gate padlock - Pub. Wks.	Replacement gate padlock - Pub. Wks.	Field Supplies	10-470-4220	06/17/2016	25.00
Vendor 0062 - C & R Lock & Key Service Total:							25.00
Vendor: 1067 - C.R. Frank Popcorn and Supply Co.							
07/12/2016	898966	Concession supplies	{2}Case Food tray,BBQ Chips,Gal Mustard,Cotton Ca	Concession Supplies	10-450-4230	07/05/2016	53.52
07/12/2016	898966	Concession supplies	{5}Cae Chicken Strips,{2} Case hot Dogs	Concession Supplies	10-450-4230	07/05/2016	237.50
07/12/2016	898966	Concession supplies	{3}Starburst, {4}NY Pretzel, {3}French Fries	Concession Supplies	10-450-4230	07/05/2016	240.40
07/12/2016	898966	Concession supplies	M&M Peanut, Twizzlers,{2} MilkyWay,Twix, {2}Skittles	Concession Supplies	10-450-4230	07/05/2016	157.98

Board Approval Report

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Payment Dates: 07/10/2016 - 07/16/2016
07/12/2016	898966	Concession supplies	Box Gloves, 16 oz Cups, 12 oz cups, Snickers, M&M's	Concession Supplies	10-450-4230	07/05/2016	Amount 201.61
07/12/2016	898966	Concession supplies	(2)Case Nach Chips, Gehl's Sharp Cheddar, Popcorn	Concession Supplies	10-450-4230	07/05/2016	121.96
Vendor: 0964 - Capital One Commercial							
07/12/2016	7003731100079245 - 6/26/1	COSTCO Purchases - May/June	McCormic & Schmick's Gift Cards - MA Board Banquet	Public Relations	10-410-4170	06/26/2016	719.91
07/12/2016	7003731100079245 - 6/26/1	COSTCO Purchases - May/June	Almond milk, Yogurt, Mixed Fruit, Honey - Smoothies	Concession Supplies	10-450-4230	06/26/2016	240.95
07/12/2016	7003731100079245 - 6/26/1	COSTCO Purchases - May/June	Mixed Fruit, Apples, grapes, Celery, Almond Milk	Concession Supplies	10-450-4230	06/26/2016	84.59
Vendor 0964 - Capital One Commercial Total: 1,045.45							
Vendor: 2819 - Coltrane Systems, LLC							
07/12/2016	104	Service Call for Access Control System	Service Call for Access Control System	Equipment - Maintenance & Control System	10-425-4290	06/01/2016	160.00
Vendor: 1970 - Copying Concepts							
07/12/2016	1202524	Copier Lease - July - City Hall	Copier Lease - July - City Hall	Equipment Rental	10-425-4280	07/01/2016	194.00
Vendor: 0990 - County Treasurer - St. Louis Co.							
07/12/2016	Dom. Vibl. Collected - June '14	Domestic Violence Collections Pmt. - June	Domestic Violence Collections Pmt. - June	Domestic Violence DV	10-540-5430	06/30/2016	412.00
Vendor: 2460 - Crest Industries, Inc.							
07/12/2016	2321039	Hydraulic hose adaptor for Drop hammer attachment	Hydraulic hose adaptor for Drop hammer attachment	Equipment - Maintenance & Drop hammer attachment	10-470-4290	06/23/2016	28.24
Vendor: 1877 - Ferguson Enterprises, Inc.							
07/12/2016	2555468	3/4x12 MIP & 1x12 MIP/Housetron Toilet Repair parts	3/4x12 MIP & 1x12 MIP/Housetron Toilet Repair parts	Building - Maintenance & Re	10-470-4295	06/22/2016	1,689.14
Vendor: 1727 - John Fabick Tractor Co.							
07/12/2016	PIFE1358048	Cat tractor transmission & dipstick parts	Cat tractor transmission & dipstick parts	Vehicle - Maintenance & Rep	10-470-4285	06/21/2016	551.96
Vendor: 2624 - Kams Mechanical, LLC							
07/12/2016	1208	Slide Piping Repair - Parts & Labor Crack at Pool	Slide Piping Repair - Parts & Labor Crack at Pool	Building & Site Improvement	60-460-6210	06/23/2016	2,213.77
Vendor 2624 - Kams Mechanical, LLC Total: 2,213.77							

Board Approval Report

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Payment Dates: 07/10/2016 - 07/16/2016
Vendor: 2774 - Kings III of America, Inc. 07/12/2016	1256848	3 months - Elevator phone service - 7/01-9/30/16	3 months - Elevator phone service - 7/01-9/30/16	Building - Maintenance & Re	10-470-4295	07/01/2016	96.00
Vendor: 1288 - Midwest Equipment Company 07/12/2016	802261	(12) Ea., - 3 Gal Cherry & Blue Rasp. Fridgee	(12) Ea., - 3 Gal Cherry & Blue Rasp. Fridgee	Concession Supplies	10-450-4230	06/22/2016	844.80
Vendor: 0223 - Missouri Dept. Of Revenue 07/12/2016	CVC Collected - June '16	CVC Collections Pmt - June	CVC Collections Pmt - June	Crime Victim Compensation	10-540-5420	06/30/2016	1,467.75
Vendor: 0182 - Missouri Lawyers Media 07/12/2016	742828832	Ad requesting bids for Park Bldg Renovation	Ad requesting bids for Park Bldg Renovation	Newspaper Notices	10-420-4185	07/06/2016	39.20
Vendor: 2539 - N.G. Heimos Greenhouses, Inc. 07/12/2016	554978	(2) 4" Accent plant, (10) 6" Sunpatiens	(2) 4" Accent plant, (10) 6" Sunpatiens	Parks-Maintenance & Repair	10-460-4312	06/21/2016	51.18
Vendor: 2540 - NAPA Auto Parts 07/12/2016	146006A - 4/14/16	Air hose adaptors - correction for credit taken 2	Air hose adaptors - correction for credit taken 2	Vehicle - Maintenance & Rep	10-470-4285	06/01/2016	2.56
Vendor: 0643 - NuWay Concrete Forms, Inc. 07/12/2016	26745	Returned (400)Channel staking Pins for Keyway work	Returned (400)Channel staking Pins for Keyway work	Concrete Street Replacemen	50-470-6310	06/24/2016	-198.59
07/12/2016	965696	1 Day Rental of Manual Grout pump & grout hose	1 Day Rental of Manual Grout pump & grout hose	Equipment Rental	10-470-4280	06/09/2016	62.50
07/12/2016	975601	Concrete work tools & materials	Snap Handle Adapter to Broom/Fresno/Walking edge	Concrete Street Replacemen	50-470-6310	06/24/2016	12.15
07/12/2016	975601	Concrete work tools & materials	9"x12"x1" Deep Power Groover	Concrete Street Replacemen	50-470-6310	06/24/2016	29.70
07/12/2016	975601	Concrete work tools & materials	Channel Staking Pin 15" for Keyway (100)	Concrete Street Replacemen	50-470-6310	06/24/2016	185.40
07/12/2016	975601	Concrete work tools & materials	36" Wood Concrete Finish Broom - 3 Rows bristles	Concrete Street Replacemen	50-470-6310	06/24/2016	43.65
07/12/2016	975625	(400) Channel Staking Pin for Keyway work	(400) Channel Staking Pin for Keyway work	Concrete Street Replacemen	50-470-6310	06/24/2016	198.59
Vendor: 2079 - Ozarc/Gas Equipment & Supply, Inc. 07/12/2016	R 00609091	June Cylinder Rental	June Cylinder Rental	Equipment Rental	10-460-4280	06/30/2016	21.00
				Vendor 2079 - Ozarc/Gas Equipment & Supply, Inc. Total:			21.00
				Vendor 0643 - NuWay Concrete Forms, Inc. Total:			333.40
				Vendor 2540 - NAPA Auto Parts Total:			2.56
				Vendor 0182 - Missouri Lawyers Media Total:			39.20
				Vendor 2539 - N.G. Heimos Greenhouses, Inc. Total:			51.18
				Vendor 2079 - Ozarc/Gas Equipment & Supply, Inc. Total:			21.00

Board Approval Report

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Payment Dates: 07/10/2016 - 07/16/2016	Amount
07/12/2016	Lego Camp - Refund	Refund to L. Belcastro - Lego Camp Cancelled	Refund to L. Belcastro - Lego Camp Cancelled	Park Programs	10-561-5600	07/05/2016		96.00
Vendor: 0285 - Sam's Club / GEFC								Vendor 1722 - Park & Rec. Refund Total: 96.00
07/12/2016	01226	Food for CERT Picnic	Burgers, Hot Dog & Burger Buns, Soda, Water	Business Lunch/Dinner	10-440-4180	06/25/2016		108.03
07/12/2016	02650	Concession food supplies	(6) Sm 2.8 oz Unf, (6) Fruit Snacks,(4)Mixed Fruit	Concession Supplies	10-450-4230	06/14/2016		164.48
07/12/2016	02650	Concession food supplies	Oranges,(2)Apples,8 1/2" Plates, (3)Triple Berry	Concession Supplies	10-450-4230	06/14/2016		66.09
07/12/2016	02650	Concession food supplies	Ziploc sandwich bags, Ziploc Freezer Bags	Concession Supplies	10-450-4230	06/14/2016		22.46
07/12/2016	02650	Concession food supplies	(3)Clover honey,(3) Strawberries,(2)Jif Peanut bu	Concession Supplies	10-450-4230	06/14/2016		97.34
07/12/2016	02650	Concession food supplies	(20) Hot dog buns, (3) Dawn dish soap	Concession Supplies	10-450-4230	06/14/2016		77.94
07/12/2016	02650	Concession food supplies	(4)Frying Oil, (4)Flavor Ice, Daily Chef	Concession Supplies	10-450-4230	06/14/2016		83.08
07/12/2016	03386	(4) Cases Bottled Water	(4) Cases Bottled Water	Miscellaneous	10-470-4325	06/23/2016		13.52
07/12/2016	03724 - Walmart Purch.	Food for CERT Picnic	Hot dogs,BBQ Sauce,Lettuce,Tomato,Onion s,Ketchup	Business Lunch/Dinner	10-440-4180	06/25/2016		32.87
07/12/2016	04201	(4)Cases Bottled Water,Windex, (2)Pledge Pks	Windex, (2)Pledge Pks	Building - Maintenance & Re	10-470-4295	06/02/2016		33.26
07/12/2016	04201	(4)Cases Bottled Water,Windex, (2)Pledge Pks	(4)Cases Bottled Water	Miscellaneous	10-470-4325	06/02/2016		13.52
07/12/2016	04219	Food for "Snores & Smores" Event	(2)Milk,(2)Orange Juice,(2) Hershey Bars	Program Supplies	10-460-4210	06/06/2016		57.26
07/12/2016	04219	Food for "Snores & Smores" Event	(2) Graham crackers, (3) Variety Pac	Program Supplies	10-460-4210	06/06/2016		49.32
07/12/2016	04220	Concession Food & supplies	(2)Meatcombo, Jif, (2)10" Plates,(20)Hot dog buns	Concession Supplies	10-450-4230	06/06/2016		120.56
07/12/2016	04220	Concession Food & supplies	(2)40 ct Hamburgers,Beef franks,12 oz foam cups	Concession Supplies	10-450-4230	06/06/2016		92.22
07/12/2016	04220	Concession Food & supplies	SM 2.8 oz UNF, Gala apples, (4)Frying oil	Concession Supplies	10-450-4230	06/06/2016		106.50
07/12/2016	04220	Concession Food & supplies	(2)Charcoal,Daily Chef,(8) Yogurt,BBQ Sauce	Concession Supplies	10-450-4230	06/06/2016		114.76
07/12/2016	04221	Food for Manchester Arts Bar-be-que	Food for Manchester Arts Bar-be-que	Public Relations	10-410-4170	06/06/2016		146.40
07/12/2016	04696	Wellness Fruit, Nuts, & Bars for Employees	Wellness Fruit, Nuts, & Bars for Employees	Miscellaneous	10-420-4325	06/28/2016		84.79
07/12/2016	04697	Dum Dums, Playtime candy, Gala Apples	Dum Dums, Playtime candy, Gala Apples	Field Supplies	10-450-4220	06/28/2016		33.11

Board Approval Report	Payment Dates: 07/10/2016 - 07/16/2016							
Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount	
07/12/2016	06849	Concession supplies	(2) Fruit Snacks, Apples, Oranges, Orange Juice	Concession Supplies	10-450-4230	06/10/2016	37.52	
07/12/2016	06849	Concession supplies	(20) Hot dog buns, (2) Flavor Ice, Almond milk	Concession Supplies	10-450-4230	06/10/2016	75.14	
07/12/2016	06849	Concession supplies	(2) Sm 2.8 oz Unf., (4) Yogurt, Picnic Pkg.	Concession Supplies	10-450-4230	06/10/2016	56.26	
07/12/2016	06851	(3) Cases Water for Comm. Band Concert - 6/12/16	(3) Cases Water for Comm. Band Concert - 6/12/16	Program Supplies	85-485-4210	06/10/2016	10.14	
07/12/2016	06863	(3) Cases Bottled Water	(3) Cases Bottled Water	Miscellaneous	10-470-4325	06/16/2016	8.97	
07/12/2016	08930	(2) AA Energizer Battery pks.	(2) AA Energizer Battery pks.	Field Supplies	10-470-4220	06/06/2016	39.96	
Vendor: 1386 - Session Fixture Company							Vendor 0285 - Sam's Club / GEFC Total:	1,745.50
07/12/2016	325313	War-MX1000TXZ - Xtreme HI power Blender	War-MX1000TXZ - Xtreme HI power Blender	Small Tools & Equipment	10-450-4320	06/20/2016	369.57	
Vendor: 2038 - Southern Computer Warehouse							Vendor 1386 - Session Fixture Company Total:	369.57
07/12/2016	IN-000351173	(6) Kingston 2GB 1333MHZ DDR3 Non-ECC Dimm SR X16	(6) Kingston 2GB 1333MHZ DDR3 Non-ECC Dimm SR X16	Equipment - Maintenance &	10-425-4290	06/17/2016	62.64	
Vendor: 0449 - St. Louis Composting, Inc.							Vendor 2038 - Southern Computer Warehouse Total:	62.64
07/12/2016	397337	(4) Yds Topsoil	(4) Yds Topsoil	Parks-Maintenance & Repair	10-460-4312	06/20/2016	80.00	
07/12/2016	397359	(1) Load Yard Waste to Composting site	(1) Load Yard Waste to Composting site	Parks-Maintenance & Repair	10-460-4312	06/20/2016	60.00	
07/12/2016	397868	(4) Yds Dk Walnut Brown Mulch	(4) Yds Dk Walnut Brown Mulch	Parks-Maintenance & Repair	10-460-4312	06/23/2016	92.00	
07/12/2016	397933	(4) Yds Dk Walnut Brown Mulch	(4) Yds Dk Walnut Brown Mulch	Parks-Maintenance & Repair	10-460-4312	06/23/2016	92.00	
Vendor: 2350 - Stock & Associates Consulting Engineers, Inc.							Vendor 0449 - St. Louis Composting, Inc. Total:	324.00
07/12/2016	62390	Surveying & Engineering - Channel F- June	Surveying & Engineering Contract	Storm Water Projects	60-470-6510	07/05/2016	5,000.00	
Vendor: 0315 - Stonegate Auto Parts Inc.							Vendor 2350 - Stock & Associates Consulting Engineers, Inc. Total:	5,000.00
07/12/2016	463060 - 5/4/16	Steel Epoxy Compound - shop supply	Steel Epoxy Compound	Vehicle - Maintenance & Rep	10-470-4285	06/01/2016	4.98	
07/12/2016	463185 - 5/5/16	(2) Front sway-bar links - Car 530	(2) Front sway-bar links - Car 530	Vehicle - Maintenance & Rep	10-470-4285	06/01/2016	58.72	
07/12/2016	463781 - 5/11/16	(3) STT Lamp 4 Red trailer lights	(3) STT Lamp 4 Red trailer lights	Equipment - Maintenance &	10-470-4290	06/01/2016	23.88	
07/12/2016	464570 - 5/20/16	Serpentine Belt - Car 500	Serpentine Belt - Car 500	Vehicle - Maintenance & Rep	10-470-4285	06/01/2016	33.89	
07/12/2016	466284	Rt side wiper blade - Car 407	Rt side wiper blade - Car 407	Vehicle - Maintenance & Rep	10-470-4285	06/06/2016	13.49	
07/12/2016	466942	Silicone gasket sealer	Silicone gasket sealer	Vehicle - Maintenance & Rep	10-470-4285	06/13/2016	27.39	
07/12/2016	466944	Silicone Gasket Sealer	Silicone Gasket Sealer	Vehicle - Maintenance & Rep	10-470-4285	06/13/2016	27.39	
07/12/2016	467409	Service filters - truck 110	Service filters - truck 110	Vehicle - Maintenance & Rep	10-470-4285	06/17/2016	78.58	

Board Approval Report

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Payment Dates: 07/10/2016 - 07/16/2016	Amount
07/12/2016	468708	Starter solenoid for Wacker RD880 Asphalt roller	Starter solenoid for Wacker RD880 Asphalt roller	Equipment - Maintenance &	10-470-4290	06/29/2016		25.69
07/12/2016	468727	(10) Top post battery cable ends - stock	(10) Top post battery cable ends - stock	Vehicle - Maintenance & Rep	10-470-4285	06/29/2016		12.90
Vendor: 2816 - Super City Dots, LLC								306.91
07/12/2016	1160706238	(7) Cases Asst. Dippin' Dots	(7) Cases Asst. Dippin' Dots	Concession Supplies	10-450-4230	07/06/2016		334.32
Vendor: 1945 - Supreme Turf Products								334.32
07/12/2016	IN135345	(1)Gal Confront	(1)Gal Confront	Parks-Maintenance & Repair	10-460-4312	06/17/2016		155.00
Vendor: 0324 - Terrafil Incorporated								155.00
07/12/2016	0000010505	(13) Loads Clean Fill to Landfill - Street Repair	(13) Loads Clean Fill to Landfill - Street Repair	Concrete Street Replacemen	50-470-6310	06/20/2016		624.00
07/12/2016	0000010574	(3) Loads Clean Fill to Landfill - Street repair	(3) Loads Clean Fill to Landfill - Street repair	Concrete Street Replacemen	50-470-6310	06/22/2016		144.00
07/12/2016	0000010608	(8) Loads Clean Fill to Landfill - Street repair	(8) Loads Clean Fill to Landfill - Street repair	Concrete Street Replacemen	50-470-6310	06/23/2016		384.00
Vendor: 0344 - Thomson Reuters - West								1,152.00
07/12/2016	834165321- 6/4/16	Muni. Legal Forms 2016 V5 16 Supp. - for P. Gunn	Muni. Legal Forms 2016 V5 16 Supp. - for P. Gunn	Professional Fees	10-420-4165	07/01/2016		1,880.22
Vendor: 1976 - TJ's Pizza Co.								1,880.22
07/12/2016	97403	(15)Triple Cheese,(5) Sausage,(15)Pepperoni Pizza	(15)Triple Cheese,(5) Sausage,(15)Pepperoni Pizza	Concession Supplies	10-450-4230	07/01/2016		180.75
Vendor: 1652 - Tope Plumbing, Inc,								180.75
07/12/2016	106323	800 Paquerette - Camera & Cable Service only	800 Paquerette - Camera & Cable Service only	Capital Improvement	70-470-4500	06/27/2016		360.00
07/12/2016	106324	608 Spring Meadows - Sewer Repair	608 Spring Meadows - Sewer Repair	Capital Improvement	70-470-4500	06/27/2016		2,060.00
07/12/2016	106325	832 Country Stone - Sewer Repair	832 Country Stone - Sewer Repair	Capital Improvement	70-470-4500	06/27/2016		2,210.00
Vendor: 0310 - Treasurer, St. Louis County								4,630.00
07/12/2016	T06261600094004	(4) House Inspections, (5) Apt. Inspections	(4) House Inspections, (5) Apt. Inspections	Professional Fees	10-475-4165	06/26/2016		757.00
Vendor: 0310 - Treasurer, St. Louis County Total:								757.00

Board Approval Report

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Payment Dates: 07/10/2016 - 07/16/2016
07/12/2016	POST COM Collected - June '1	POST COM Collections Pmt - June	POST COM Collections Pmt - June	Post Commission Fund	10-540-5440	06/30/2016	Amount 206.00
Vendor: 0331 - Treasurer-State of Missouri							
Vendor: 0337 - Valley Material							
07/12/2016	159144	(40)Cu Yds-6 SK Meramec "C" Asphalt-Enchanted Pkwy	(40)Cu Yds-6 SK Meramec "C" Asphalt-Enchanted Pkwy	Concrete Street Replacemen	50-470-6310	06/17/2016	3,628.00
07/12/2016	159180	(9) Cu Yds 6 SK Meramec "C" Asphalt -Pinyon	(9) Cu Yds 6 SK Meramec "C" Asphalt -Pinyon	Concrete Street Replacemen	50-470-6310	06/20/2016	816.30
07/12/2016	159181	(9) CuYds 6 SK Meramec "C" Asphalt - Stone Canyon	(9) CuYds 6 SK Meramec "C" Asphalt - Stone Canyon	Concrete Street Replacemen	50-470-6310	06/20/2016	816.30
07/12/2016	159221	(9.50) Cu Yds 6 SK Meramec "C" Asphalt - Darrynane	(9.50) Cu Yds 6 SK Meramec "C" Asphalt - Darrynane	Concrete Street Replacemen	50-470-6310	06/22/2016	861.65
07/12/2016	159222	(17.0) Cu Yds 6 SK Meramec "C" Asphalt	(17.0) Cu Yds 6 SK Meramec "C" Asphalt	Concrete Street Replacemen	50-470-6310	06/22/2016	1,541.90
Vendor 0337 - Valley Material Total:							7,664.15
Grand Total:							35,708.65

INTRODUCED BY ALDERMAN STEVENS

BILL NO. 16-2269

ORDINANCE NO. 16-

AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO SAWAN FOODS LLC, DOING BUSINESS AS CAFE LAZEEZ, TO OPERATE A STANDARD RESTAURANT AT 14248 H MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.240(C)(4)(f) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER.

WHEREAS, Sawan Foods LLC, doing business as Cafe Lazeez, has heretofore made application for a Special Use Permit to operate a standard restaurant at 14248 H Manchester Road (the "Property"); and,

WHEREAS, the Planning and Zoning Commission reviewed said application on June 13, 2016; and,

WHEREAS, the Planning and Zoning Commission did, after due consideration, recommend to the Board of Aldermen of the City of Manchester the granting of said Special Use Permit for the Property; and,

WHEREAS, the Board of Aldermen did, on the 5th day of July, 2016, after publication of notice as required by the laws of the State of Missouri and the Ordinances of the City of Manchester, hold a public hearing all in accordance with the provisions of Section 405.550 (D) of the Code of Ordinances of the City of Manchester, and after conducting said public hearing did take the proposed Special Use Permit under advisement; and,

WHEREAS, the Board of Aldermen of the City of Manchester, having fully considered the recommended Special Use Permit, does find that the proposed use would not substantially increase traffic hazards, would not adversely affect the character of the neighborhood, would not adversely affect the general welfare of the community, would not overtax public utilities, and the Board of Aldermen does further find that the proposed use is in the best interest of the public welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI AS FOLLOWS:

Section One: A Special Use Permit is hereby granted to Sawan Foods LLC, doing business as Cafe Lazeez (sometimes referred to herein as "Holder"), to use the property at 14248 H Manchester Road for the operation of a standard restaurant at 14248 H Manchester Road, as provided in Section 405.240(C)(4)(f) of the Code of Ordinances of the City of Manchester.

Section Two: Holder, by accepting and acting under this Special Use Permit, acquiesces and accepts same subject to the reservations, conditions and restrictions which are made a part hereof, and said Holder, by said action, does agree that any time such requirements are not met, this Special Use Permit may be revoked and terminated, and does further agree that it, its successors and assigns, shall be held to have acquired no special rights, privileges, or

INTRODUCED BY ALDERMAN STEVENS

BILL NO. 16-2269

ORDINANCE NO. 16-

immunities by virtue of proceeding to expend money, time or effort in the construction, improvement or maintenance of land herein described and for which this Special Use Permit is granted.

Section Three: The Special Use Permit granted hereunder shall be deemed to have been abandoned one (1) year after the date of the adoption of this Ordinance unless Holder has received from the City of Manchester a business license or its equivalent within such year; except that, for reasonable cause, the Board of Aldermen for the City of Manchester may grant one (1) or more extensions of time for additional periods not exceeding ninety (90) days for each such extension within which period such holder shall receive a business license or its equivalent.

Section Four: This Special Use Permit shall be non-assignable without the expressed consent of the City of Manchester and is contingent upon the compliance with the Code of Ordinances of the City of Manchester, the Zoning Ordinance of the City, all applicable building codes, fire codes and other governmental regulations.

Section Five: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law but is expressly subject to the continuous and ongoing satisfaction of the following specific conditions:

1. Holder's strict compliance with all applicable Federal, State and City of Manchester statutes and ordinances.
2. Holder permitting access to the Property by the City of Manchester at all times requested so as to confirm compliance under Paragraph 1 of this Section Five.

PASSED AND APPROVED THIS ____ DAY OF _____, 2016.

CITY OF MANCHESTER, MISSOURI

By _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO LEGAL FORM:

City Attorney

INTRODUCED BY ALDERMAN STEVENS

BILL NO. 16-2269

ORDINANCE NO. 16-

I, Muhammad Pervez, Manager of Sawan Foods LLC, doing business as Cafe Lazeez, do hereby accept, on behalf of Sawan Foods LLC, doing business as Cafe Lazeez, the foregoing Special Use Permit from the City of Manchester upon the terms and conditions above stated, and acknowledge Sawan Foods LLC, doing business as Cafe Lazeez's intention and obligation to fully comply with the terms and conditions of the aforementioned Special Use Permit.

Dated this _____ day of _____, 2016.

SAWAN FOODS LLC, DOING BUSINESS AS
CAFE LAZEEZ,

By _____
Muhammad Pervez, Manager

**CITY OF MANCHESTER
PLANNING AND ZONING DEPARTMENT
STAFF REPORT**

June 9, 2016

Project Information

Case: #16-SUP-005

Applicant: Muhammad Perrez of Sawanfoods LLC dba Café Lazeez

Activity: Special Use Permit to allow the use of a standard restaurant

Zoning District: C-1 Commercial

Address: 14248 H Manchester Road

Background

The petitioner is applying for a Special Use Permit for Café Lazeez. When Sawanfoods, LLC purchased the business in 2011 the Special Use Permit was not transferred over from the previous owner (FIFA LLC.). Sawanfoods, LLC has been unknowingly operating without a Special Use Permit.

Attached is a copy of the application. Café Lazeez holds a current business license and is in good standing with the City.

Staff Comments

This is an apparent oversight for the past several years. When we brought this to Sawanfoods' attention they were more than willing to work with us and resolve the situation.

Staff recommends a favorable recommendation of this Special Use Permit application.



APPLICATION FOR SPECIAL USE PERMIT

City of Manchester, 14318 Manchester Rd., Manchester, MO 63011

Ph: 636 227 1385, Ext. 107; Fax: 636 821 8099

Every application submitted to the Planning and Zoning Commission for review and approval must contain the following:

- A non-refundable fee of \$300.
- Twenty (20) copies of:
 - A plot survey/sketch/site plan, to scale and showing lot/property in question.
 - A letter of intent describing the proposed use of the Special Use Permit. Description can include (but is not limited to) the nature of the business, hours of operation, number of employees, etc.
 - Information on the number of parking spaces assigned to the space.
 - Any other pertinent information for the Commission to review with your application.
- Completed application with name of applicant (or their representative) that will appear before the Commission and Board.

An incomplete application may result in your case being postponed to another future Commission meeting.

PLEASE PRINT

PROPERTY OWNER	SIGN OF SNOWMASS LLC / c/o Gershman commercial real estate		
ADDRESS	150 N. Meramec Ave, Suite 500 - St. Louis, MO, 63105		
PHONE	(314) 862-9400	FAX	(314) 854-9503

CONTRACTOR/ APPLICANT NAME	Muhammad Pervez		
COMPANY NAME	Sawainfords LLC dba Cafe Lazeez		
ADDRESS	14248 H, Manchester Rd, Manchester, MO, 63011		
PHONE/EXTENSION	(314) - 540 - 8621	email	lazeez4you@gmail.com
PERMIT TO BE PICKED UP BY	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Applicant/Contractor		

ADDRESS OF SPECIAL USE	14248 H, Manchester Rd, Manchester, MO, 63011
LEGAL DESCRIPTION OF PROPERTY	Space located at 14248 H, Manchester Rd, Manchester,
LEGAL DESCRIPTION OF PROPERTY (continued)	MO, 63011, containing approximately 1,600 square feet.
PROPOSED SPECIAL USE	Standard Restaurant
EXISTING ZONING	C-1 Commercial

I hereby certify that the information contained in this application and accompanying drawings and/or plats are correct, and that I will conform to all applicable laws of the City of Manchester.

Owner/Contractor [Signature] Date 05-18-16

PLANNING AND ZONING USE ONLY

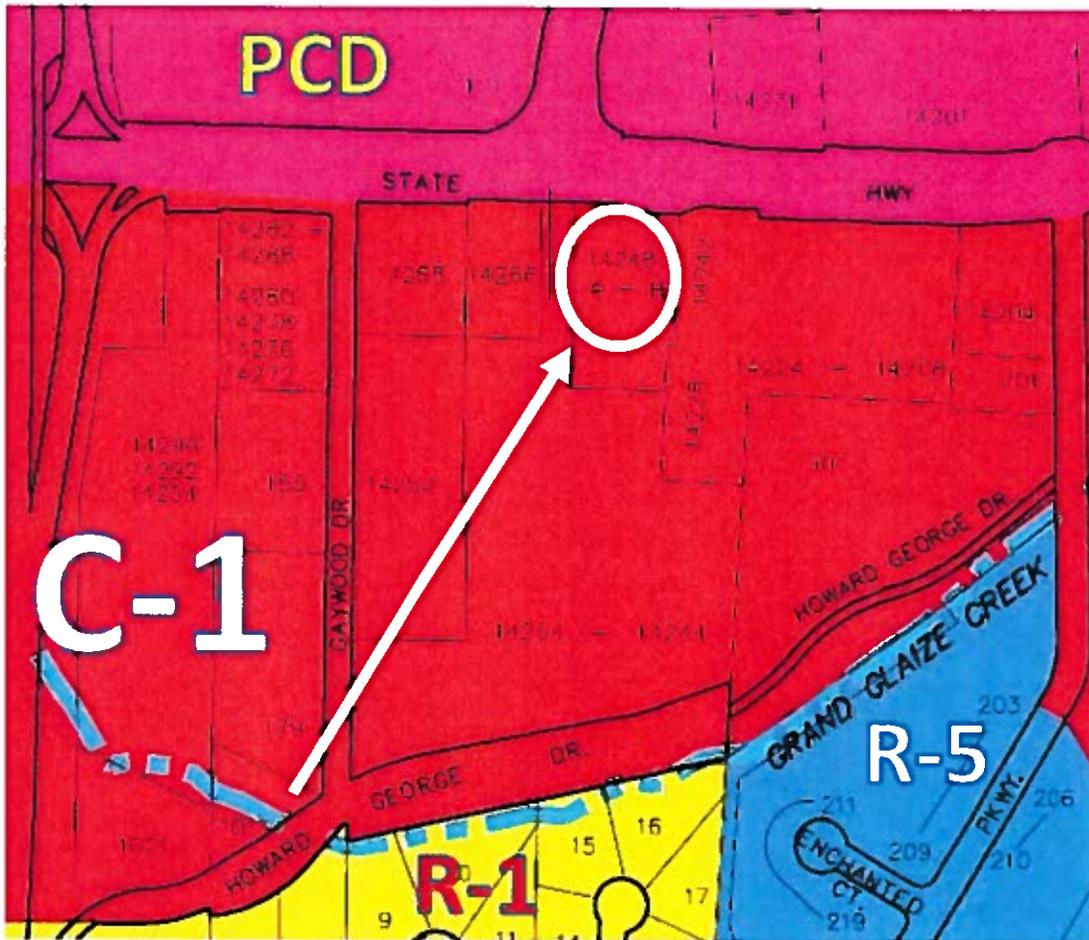
Received by _____ City of Manchester Permit # _____
 Director, Planning and Zoning and Economic Development Fee Paid On: 5-18-16
 Receipt # R00004454

CASE #16-SUP-005

A request for Special Use permit has been made by Muhammad Pervez of Sawan Foods LLC. d/b/a Café Lazeez to operate a standard restaurant at

14248 H Manchester Road.

The property is zoned C-1 Commercial.



2. ROLL CALL

Chairman Truesdell asked the Recording Secretary to take roll.

Commissioner/Secretary James Labit	Excused	Chairman Jason Truesdell	Excused
Commissioner Jack Fluchel	Present	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Mike Clement	Present
Commissioner Nelson Nolte	Excused	Erika Kennett, Director	Present
Mayor David Willson	Present	Kimberly Fels, Recording Secy	Present

3. APPROVAL OF MINUTES

Commissioner Korte made the motion to approve the minutes of May 9, 2016. Motion seconded by Commissioner Smith; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
4	0	0	3

4. APPROVAL OF AGENDA

Acting Chairman Fluchel asked if there were any changes to the agenda. Commissioner Korte made the motion to approve the agenda as presented. Commissioner Smith seconded; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
4	0	0	3

5. OLD BUSINESS

A. No Old Business

6. NEW BUSINESS

A. CASE #16-SUP-005– A request for a Special Use permit has been made by Muhammad Pervez of Sawan Foods LLC, d/b/a Café Lazeez to operate a standard restaurant at 14248 H Manchester Road. The property is zoned C-1 Commercial District.

The introduction to the case was given by Director Erika Kennett. Ms. Kennett referenced that City Staff realized a clerical error in paperwork for restaurant Café Lazeez located at 14248 H Manchester Road. All restaurants in the C-1 Commercial district require a Special Use Permit. In the transfer of ownership of Café Lazeez from FIFA, LLC to Sawanfoods, LLC in 2011 there failed to be a transfer of Special Use Permit in like manner.

Director Kennett continued stating that Sawanfoods, LLC d/b/a Café Lazeez has been in good standing with the City over the years with a current business license. Granting the Special Use Permit will allow all the correct paperwork to be filed for this restaurant to continue business in the City of Manchester.

Acting Chairman Fluchel asked Mr. Muhammad Pervez to speak a few words describing the Café Lazeez restaurant. Mr. Pervez said that Café Lazeez is a small family-owned restaurant that serves burgers and pizzas.

There were no questions from the Commission.

Commissioner Korte made the motion for approval of the Special Use Permit of CASE #16-SUP-005. Commissioner Smith seconded the motion; motion was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
4	0	0	3

- B. CASE #16-SUP-006** – A request for a Special Use permit has been made by Hutkin Development on behalf of Breakout Operating, LLC for an Amusement establishment located at 14523 Manchester Road. The property is zoned C-1 Commercial District.

Speaking first for the case was Mr. Gene Holtzman of Hutkin Development. Mr. Holtzman acts as one of the managing agents for the Baxter Shops at 14523 Manchester Road and was present to facilitate support for the Special Use Permit for Breakout Games. Mr. Holtzman said that anytime they are looking for tenants of a property that they look for a business that fits both the character and function of a property and adds to it in terms of tenant mix and the customers they draw to their facility. Also, they look at the operational experience and capital investment that a company can maintain. In the case of Breakout Games joining Baxter Shops, they are an ideal tenant in Hutkin's perspective. Mr. Holtzman said that Breakout games is an excellent use for the center, which they will draw in exactly the type of customer that will only add to the existing businesses in the area. Mr. Holtzman said that the Baxter Shops center has an unusually high parking ratio reaching 8:1.

Also present to represent the case was Bryce Anderson of Breakout games. Mr. Anderson began with an introduction to the Breakout Games experience. He said that the Games are more mental than physical. It is a bit like being 'Sherlock Holmes' or "a type of 'National Treasure' where a group of people are locked into a room and need to solve the situation to move on and finally win their way out of the game. Breakout Games as a company has been around for about 16 months, starting in Lexington, Kentucky and gradually moving across the country and now coming to the City of Manchester.

Commissioner Korte clarified that there were 15 current locations with 20 more scheduled to open. Commissioner Korte asked where the St. Louis location was located. Mr. Anderson corrected that the location to open in Manchester would be the St. Louis location.

Alderman Clement asked for clarification on the parking breakdown; stating that it seems this type of experience may attract a lot of teens that want to hang out and there may not be enough parking spaces for larger groups at maximum capacity. Mr. Anderson replied that the great thing about breakout games is that all game booking is confirmed on-line, so that if the company wants or needs to cap the attendance then they can control the booking on the internet. Alderman Clement also asked if the Special Use permit were granted, when the renovation could be expected and what the proposed opening date would be for this business. Mr. Holtzman said that there would probably be about 6 weeks of interior renovations needed and then another 2 weeks of internal business and staffing setup.

Acting Chairman Fluchel asked for clarification as to how many rooms would be open and if the maximum amount of people at one time would be 46. Mr. Anderson said that Breakout Games would probably start with 3 rooms with the expectation to move to 5 rooms. Mr. Anderson also said that the timing for each room is staggered so that the games don't start all at the same time. For instance, if one game room starts at 8:00 PM, then the next would start at 8:15 PM. The games would start at different times so that customers are coming and going at different times. Acting Chairman Fluchel asked what the cost might be for a game. Mr. Anderson said that it will probably be \$25.00.

Acting Chairman Fluchel also asked about a previous business of a dry cleaner being proposed for the same location. Mr. Gene Holtzman of Hutkin Development answered that the dry cleaner proposition ended up having some difficulties in development and is no longer in contention for the Baxter Shops location. Mr. Holtzman wanted to address the parking arrangements a little further, specifically Mr.



City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

(636) 227-1385

PUBLIC HEARING NOTICE

The City of Manchester Board of Aldermen shall hold a public hearing on Tuesday, July 5, 2016 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

CASE #16-SUP-005 – A request for a Special Use Permit has been made by Muhammad Pervez of Sawan Foods LLC. d/b/a Café Lazeez to operate a standard restaurant at 14248 H Manchester Road. The property is zoned C-1 Commercial District.

INTRODUCED BY ALDERMAN CLEMENT

BILL NO. 16-2271

ORDINANCE NO. 16-

AN ORDINANCE REZONING A CERTAIN TRACT OF LAND SITUATED IN THE CITY OF MANCHESTER FROM "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT TO "PRD" PLANNED RESIDENTIAL DEVELOPMENT DISTRICT.

WHEREAS, there presently exists a certain tract of land in the City of Manchester which is presently zoned "R-1" Single-Family Residential District; and,

WHEREAS, Thompson Thrift Development, Inc./Watermark Residential, an owner under contract of said tract, has petitioned the City for rezoning of said tract to "PRD" Planned Residential Development District; and,

WHEREAS, the Planning and Zoning Commission of the City of Manchester, upon the recommendation of the City's staff, and after due consideration, on the 13th day of June, 2016, did recommend the rezoning of said tract of land and for the change of the District Map regarding said tract of land; and,

WHEREAS, the Board of Aldermen did hold a public hearing on July 5, 2016, all in accordance with the provisions of the Code of Ordinances of the City of Manchester, including, but not limited to, the provisions thereof from Sections 405.750 to and including 405.780, and after conducting said public hearing, did take the proposed rezoning under advisement.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI, AS FOLLOWS:

Section One: The tract of land outlined on Exhibit "A" attached hereto and incorporated herein by reference thereto, which property is presently zoned "R-1" Single-Family Residential District, is hereby rezoned to "PRD" Planned Residential Development District in accordance with the provisions of the Code of Ordinances of the City of Manchester, including, but not limited to, the provisions of Section 405.270.

Section Two: As provided for herein, the District Map of the City of Manchester is hereby amended to reflect the change in zoning provided for in Section One above and the Director of Planning, Zoning and Economic Development is hereby directed to change the District Map as provided for in Section Three below.

Section Three: This Ordinance shall be in full force and effect from and after (1) the approval of a Site Plan for such tract by the City's Planning and Zoning Commission and Board of Aldermen and (2) issuance by the City of appropriate building permits for construction of improvements on such tract consistent with such approved Site Plan. In

INTRODUCED BY ALDERMAN CLEMENT

BILL NO. 16-2271

ORDINANCE NO. 16-

the event these conditions are not fully satisfied within twenty-four (24) months of the adoption of this Ordinance, the zoning on such tract shall remain "R-1" Single-Family Residential District and this Ordinance shall be of no force and effect.

PASSED AND APPROVED THIS _____ DAY OF _____, 2016.

CITY OF MANCHESTER, MISSOURI

By _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO LEGAL FORM:

City Attorney

Exhibit "A"

A tract of land being part of Out Lot 9 of "Manchester Heights" a subdivision according to plat thereof recorded in Plat Book 19, Page 25 of the St. Louis County, Missouri records and being more particularly described as follows: Beginning at the northwest corner of said Out Lot 9, said point being 27.71 feet west along the East-West Center Section Line of said Section 31 from an old stone marking the Southwest corner of the East 1/2 of the Northwest 1/4 of said Section 31; thence along said East-West Center Section line, South 89 degrees 41 minutes 07 seconds East, 1327.59 feet; thence leaving said East-West Center Section line, South 01 degrees 25 minutes 52 seconds East, 789.49 feet to the south line of said Out Lot 9; thence along said south line, South 87 degrees 01 minutes 21 seconds west, 725.23 feet; thence leaving said south line of Out Lot 9, North 00 degrees 04 minutes 47 seconds East, 96.62 feet; thence North 50 degrees 10 minutes 51 seconds West, 31.68 feet; thence North 63 degrees 52 minutes 53 seconds West, 11.34 feet; thence North 64 degrees 38 minutes 35 seconds West, 23.46 feet; thence North 69 degrees 43 minutes 32 seconds West, 25.78 feet; thence North 68 degrees 28 minutes 05 seconds West, 10.77 feet; thence along a curve to the right whose radius point bears North 37 degrees 52 minutes 07 seconds East, 65.00 feet, the chord of which bears North 26 degrees 03 minutes 56 seconds West, 57.12 feet, an arc distance of 59.14 feet; thence North 00 degrees 00 minutes 00 seconds West, 17.16 feet to a point of curvature; thence along a curve to the left whose radius point bears South 90 degrees 00 minutes 00 seconds West, 120.00 feet, the chord of which bears North 45 degrees 42 minutes 40 seconds West, 171.80 feet, an arc distance of 191.47 feet to a point of reverse curvature; thence along a curve to the right whose radius point bears North 1 degrees 25 minutes 19 seconds West, 65.00 feet, the chord of which bears North 58 degrees 44 minutes 59 seconds West, 70.18 feet, an arc distance of 74.13 feet to a point of tangency; thence North 4 degrees 31 minutes 30 seconds West, 20.00 feet; thence South 90 degrees 00 minutes 00 seconds West, 128.00 feet; thence along a curve to the left whose radius point bears South 88 degrees, 34 minutes 34 seconds West, 248.05 feet, the chord of which bears North 37 degrees 41 minutes 46 seconds West, 293.50 feet, an arc distance of 314.06 feet to the east Right-of-Way of Hill Avenue (40 feet wide); thence along said east Right-of-Way, North 04 degrees 20 minutes 38 seconds West, 212.98 feet to the Point of Beginning and contains 861.186 square feet, or 19.770 acres, more or less.

Also described as:

Adjusted Lot A, per Boundary Adjustment Plat at Book 355, Page 622-Recorder of Deeds St. Louis County of Out Lot 9 of Manchester Heights as Recorded in Plat Book 19, Page 25 and located in Section 31, Township 45 North, Range 5 East of the 5th Principal Meridian, City of Manchester, St. Louis, Missouri

**CITY OF MANCHESTER
PLANNING AND ZONING DEPARTMENT
STAFF REPORT**

June 13, 2016

Project Information

Case: #16-REZ-001

Applicant: Thompson Thrift Development, Inc./Watermark Residential

Activity: Rezoning Approval for a New Single-Family Dwelling Unit

Zoning District: Current: R-1 Single-Family Residential District
Proposed: PRD Planned Residential District

Address: 322 Highlands Boulevard

Background

Thompson Thrift Development, Inc./Watermark Residential (Watermark) has submitted a rezoning request for the property at 322 Highlands Boulevard. The property is presently zoned R-1 Single Family Residential and they are requesting a change to PRD Planned Residential District.

A tentative plan has been submitted along with the Rezoning Request showcasing the proposed use of approximately 250 apartment homes, a club house and other amenities. Additionally the plan anticipates the construction of a road at the northern edge of the property to link Highlands Boulevard to the Menard's access drive allowing access to the project via Manchester Road.

If passed, the Planning and Zoning Commission would approve the site plan at a later date.

Staff Comments

The property is approximately 19.77 acres. The rezoning of this property is within the spirit of the comprehensive plan as it maintains a density close to 12 units per acre.

Staff recommends approval of this rezoning application.



DEPARTMENT OF PLANNING & ZONING

City of Manchester, Missouri

14318 Manchester Rd.

Manchester, MO 63011

Phone #636-227-1385

Fax#636-227-5438

REZONING REQUEST

APPLICANT: Thompson Thrift Development, Inc / Watermark Residential

c/o Gary H. Feder Attorney - Husch Blackwell LLP
190 Carondelet Plaza, Suite 600

(ADDRESS) Clayton, Mo. 63105

314-480-1705

(PHONE#)

314-480-1505

(FAX #)

LOCATION OF REZONING: (ADDRESS) 322 Highlands Boulevard Drive
Manchester, Mo. 63011

PROPERTY OWNER:

Juanita A. McKee
Antoinette T. Seibert Family Trust

(NAME)

Joseph W. Seibert Family Trust
Attention: Barnett M. McKee

(ADDRESS)

CONTRACT PURCHASER:

Thompson Thrift Development, Inc.

(NAME)

901 Wabash Avenue, Suite 300
Terre Haute, Indiana 47807

(ADDRESS)

317-454-8022

(PHONE/FAX)

LEGAL DESCRIPTION OF PROPERTY: (other than address, if more space needed, please attach additional sheet)

See attached

EXISTING ZONING: R-1 **PROPOSED ZONING:** PRD

PROPOSED USE: High-end market rate apartment community,
including approximately 250 apartment homes, a club house
and other amenities

\$300 Application Fee Non-Refundable

Submit application along with seventeen (17) sets of plans (may be reduced sets of 11" x 17" size plans) to the Planning and Zoning Department.

REQUEST FOR REZONING

Every rezoning request submitted to the Planning and Zoning Commission for their review and recommendation must contain the following information. If the information does not appear on or accompany the application, the proposal may not be scheduled for a Commission meeting.

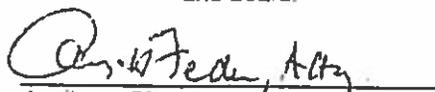
In reviewing any application for rezoning, the Planning and Zoning Commission shall identify and evaluate all factors relevant to the application. The Commission shall report its findings in full, along with its recommendation to the Board of Alderman. The facts to be considered by the Commission include:

1. Whether or not the requested zoning change is justified by a change in conditions.
2. The precedents, the possible effects of such precedents, which might likely result from approval or denial of the application.
3. The ability of the city or other government agencies to provide any services, facilities and/or programs that might likely result from approval or denial of the petition.
4. The effect of approval of the application on the condition and/or value of property in the City or in adjacent civil divisions.
5. The zoning classification and land use recommended by the Comprehensive Plan.
6. The Commission may require additional information when deemed necessary.

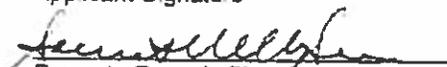
CHECKLIST

The applicant shall be accompanied by the following information.

1. Scaled map of the property, correlated with the legal description, and clearly showing the location of the property.
2. Printed legal description of the property.
3. A list of property owners and their mailing address within 185 feet of the subject property.
4. Written response to the six facts considered for rezoning.
5. The applicant (or their representative) is required to appear Commission and Board.


Applicant Signature

5/2/16
Date


Property Owner's Signature

5/2/16
Date

HUSCH BLACKWELL

Gary H. Feder
Senior Counsel

190 Carondelet Plaza, Suite 600
St. Louis, MO 63105
Direct: 314.480.1705
Fax: 314.480.1505
gary.feder@huschblackwell.com

May 2, 2016

via email and Hand-Delivery

Erika Kennett
Director of Planning, Zoning & Economic
Development
City of Manchester, Missouri
14318 Manchester Road
Manchester, MO 63011

Re: Rezoning from R-1 District to PRD District: 322 Highlands Boulevard

Dear Ms. Kennett:

The undersigned is counsel to Thompson Thrift Development, Inc. / Watermark Residential ("Applicant" or "Watermark") in connection with a Rezoning Request from R-1 (Single Family Residential District) to PRD (Planned Residential Development District). The subject site is an approximate 19.77 acre property located at 322 Highlands Boulevard Drive in the City of Manchester (the "Property"). The Property is subject to an Agreement for Sale and Purchase of Real Property between Applicant and Juanita A. McKee and related family trusts ("Seller").

Enclosed herewith is the City's Rezoning Request form, including a scaled map of the property, printed legal description, list of property owners/ mailing addresses within 185 feet of the Property and a check made payable to the City of Manchester, Missouri in the sum of \$300 as a non-refundable Application Fee. Seventeen (17) sets of a concept plan are also herewith submitted, together with a separate written response to the six factors considered for rezoning, as suggested by the Rezoning Request form.

Please be advised that the enclosed form bears the signature of both the Applicant as well as the current property owner. The Applicant or its representatives are prepared to attend all required meetings of the Planning Commission and Board of Aldermen at which the requested rezoning will be addressed. The proposed use includes approximately 250 apartment homes, a club house and other amenities (the "Project").

HUSCH BLACKWELL

Ms. Erika Kennett
May 2, 2016
Page 2

Note that the Resident Concept Plan anticipates the construction of a proposed road at the northern edge of the Property (the "Connector Road"). As depicted, the Connector Road would link the existing Highlands Boulevard Drive on the west to the existing Menards' access drive on the southeast, allowing thereby access to the project area directly from Manchester Road.

Currently, the Property as owned by the McKees only has limited access to Highlands Boulevard Drive by virtue of a 13 foot wide access easement. A full curb cut will be required in order to facilitate reasonable traffic flow between Highlands Boulevard Drive and the proposed Connector Road. Negotiations are currently underway with reference to those controlling Highlands Boulevard Drive. In addition, conversations are being pursued with Menards to achieve the required linkage between the Connector Road and Menards' access drive.

Recently the Applicant, on its own initiative, welcomed residents living near the project site (War Horse Lane/Gateshead Drive, etc.) to attend a presentation by Applicant regarding the proposed project and Connector Road. Approximately 30 residents attended the meeting held at the City of Manchester Police Headquarters building. The response was very positive regarding the proposed use in general and the specific apartment plan in particular. Some residents asked the Applicant's representatives at the meeting to consider whether the Connector Road rather than traveling in a direct line across the north end of the Property could instead veer in a more southerly direction. Watermark indicated that it would review that option but expressed concern that the general layout of the site would be significantly impacted by such a change and, in any event, the apartment buildings themselves would be much closer to the northern boundary line if the road was shifted. Subsequent to the public meeting, Watermark has studied this alternative and determined it to be infeasible. The Applicant nonetheless wants to bring this issue to your attention at the outset. Watermark is certainly prepared to further discuss and present its findings in this regard.

With reference to Highlands Boulevard Drive, that road is, as you know, controlled by a TDD-Transportation Development District, whose members include The Kroenke Group, Costco Wholesale Corporation, Wal-Mart Stores and Pace-Highlands Associates, LLC (the "TDD Members"). It is Watermark's impression that in order to facilitate the development of the proposed project and generally improve circulation in this development quadrant, the TDD Members may well be willing to consent to a full curb cut as needed by the project. Both the TDD Members and Watermark believe that the dedication of Highlands Boulevard Drive from the TDD to the City of Manchester will greatly facilitate overall traffic matters in the area going forward. Similarly, as relating to the creation of the new Connector Road which Watermark would be solely responsible for funding and constructing, Watermark would be seeking post-construction dedication of the Connector Road to the City of Manchester as part of an overall public thoroughfare.

HUSCH BLACKWELL

Ms. Erika Kennett
May 2, 2016
Page 3

Applicant is certainly aware that the dedications described above would be subject to consideration by the various parties outside of this rezoning application. Nonetheless, these matters are of critical importance to the ability of Watermark to move forward with the proposed project. Therefore, this matter is being brought to the attention now of the City of Manchester.

We look forward to discussing with you how these issues should be best addressed. It is further our understanding that the project will be subject to an additional review process involving site plan, floor plan, elevations, traffic and landscaping. The Applicant is fully prepared to comply with any and all such requirements. In any event, we wish to first proceed with the rezoning process at this time.

We look forward to your comments and questions about our submission and would certainly be anxious to engage in a face-to-face meeting to review your observations at the earliest possible opportunity. Thank you.

Sincerely,



Gary H. Feder
Senior Counsel

GHF/clk

Enclosures: 1) Scaled Map, 2) Legal Description, 3) Property Owners' List, 4) Rezoning Factors, 5) Concept Plan (17), 6) Non-Refundable Application Fee (\$300), and 7) Rezoning Request Form (signed by Applicant and Owner).

cc: Patrick Gunn, Esq., City Attorney
Jose Kreutz, Watermark
Carrie Thift LaFay, Watermark
Mike McKee, Property Owner

LEGAL DESCRIPTION

(322 Highlands Boulevard Dr., Ballwin, MO 63011)

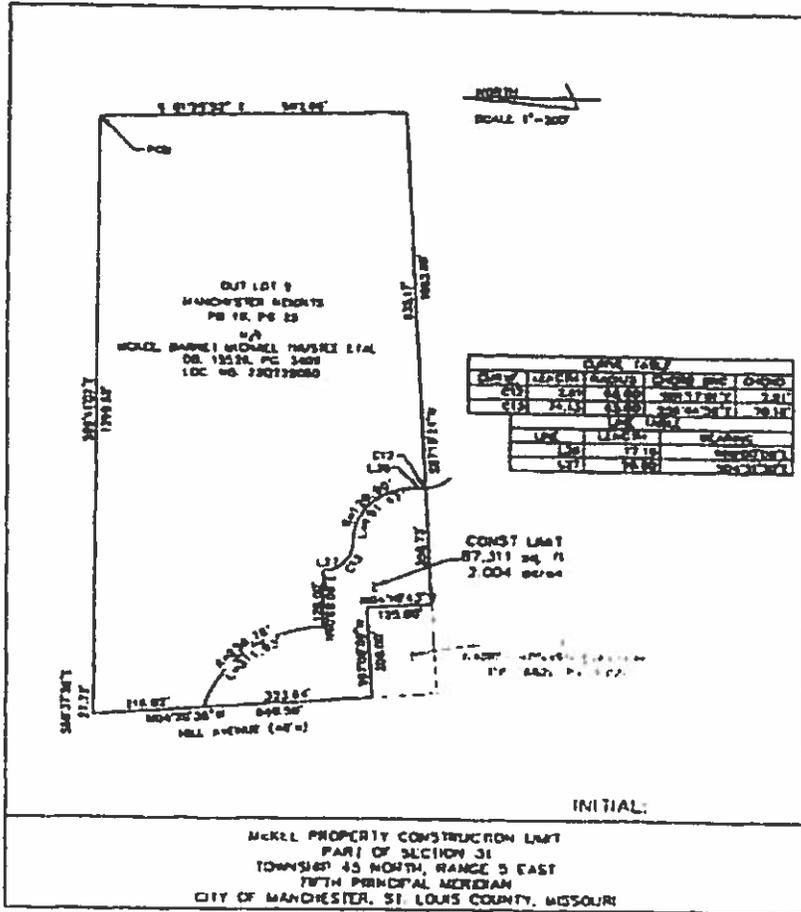
A tract of land described as Out Lot 9 of Manchester Heights, a subdivision in St. Louis County, Missouri; excepting the South 5.914 acres thereof conveyed to Homer H. Coleman and wife by deed recorded in Book 1079 Page 29 of the St. Louis County records, AND EXCEPTING THEREFROM, that certain 2.004 acre tract conveyed to Pace-Highlands Associates, L.L.C. by deed recorded in Book 17656 Page 3885 of the St. Louis County records, as more fully described on attached Exhibit A and Exhibit A-1.

**EXHIBIT A - LEGAL DESCRIPTION
MCKEE TO PACE
2.004 Acre Tract
McKee Trade Parcel**

A tract of land being part of Out Lot 9 of Manchester Heights, a subdivision filed for record in Plat Book 19, page 25 of the St. Louis County, Missouri Records and being the same property described in a deed as recorded in Book 15526 Page 3409 of the St. Louis County, Missouri Records, all being in Section 31 in Township 45 North, Range 5 East, Fifth Principal Meridian, City of Manchester, St. Louis County, Missouri and being more particularly described as follows:

COMMENCING at the Northeast corner of Out Lot 9 of Manchester Heights, a subdivision filed for record in Plat Book 19, Page 25 of the St. Louis County, Missouri, Records; thence South 01 degrees 25 minutes 52 seconds East, along the Eastern line of said Out Lot 9 a distance of 592.66 feet to the Northeast corner of a tract of land described in a deed to Leo and Rosemary Lehr as recorded in Book 6289 Page 1 of the St. Louis County, Missouri Records; thence South 87 degrees 10 minutes 24 seconds West, along the Northern line of said Lehr tract and the Northern line of a tract of land described in a deed to Olive Street Road, L.L.C. as recorded in Book 15867 Page 2974 of said St. Louis County records a distance of 835.17 feet to the POINT OF BEGINNING of the tract herein described; thence continuing along said southern line South 87 degrees 10 minutes 24 seconds West a distance of 258.73 feet to the Southeast corner of a tract of land conveyed to Andrea Sindelar by a deed recorded in Book 16802 Page 2508 of the St. Louis County, Missouri Records; thence North 04 degrees 10 minutes 43 seconds West along the Eastern line of said Sindelar tract, a distance of 125.00 feet to the Northeast corner thereof; thence South 87 degrees 09 minutes 09 seconds West along the Northern line of said tract, a distance of 200.00 feet to Eastern line of Hill Avenue (40 feet wide); thence North 04 degrees 20 minutes 38 seconds West along said Eastern line, a distance of 323.64 feet; thence leaving said eastern line in a Southeasterly direction along a curve to the right having a radius of 238.78 feet, an arc length of 311.93 feet, and a chord which bears South 38 degrees 07 minutes 27 seconds East, a chord distance of 290.22 feet to a point; thence North 90 degrees 00 minutes 00 seconds East, a distance of 128.00 feet to a point; thence South 04 degrees 31 minutes 30 seconds East, a distance of 20.00 feet to a point; thence along a non tangent curve to the left having a radius of 65.00 feet, an arc length of 74.13 feet, and a chord which bears South 58 degrees 44 minutes 59 seconds East, a chord distance of 70.18 feet to a point; thence along a curve to the right having a radius of 120.00 feet, an arc length of 191.47 feet, and a chord which bears South 45 degrees 42 minutes 40 seconds East, a chord distance of 171.80 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 17.16 feet to a point; thence along a curve to the left having a radius of 65.00 feet, an arc length of 2.91 feet, and a chord which bears South 01 degrees 17 minutes 01 seconds East, a chord distance of 2.91 feet to the Point of Beginning and containing 87,311 square feet or 2.004 acres more or less.

EXHIBIT A-1 - GRAPHIC DEPICTION



Rezoning From R-1 District To PRD District: 322 Highlands Boulevard – Rezoning Factors

1. Whether Or Not The Requested Zoning Change Is Justified By A Change In Conditions.

A high-end market rate apartment community has been attracted to this site. Given the lack of interest over the course of a number of years in retail or single family development at this location, current conditions make the introduction of the Watermark apartment project very much justified.

Moreover, the proposed use is consistent with the Comprehensive Plan which, as amended by Resolution No. 05-01, states that “non-retail uses, such as ... high density residential, may also be included if they are integral and form a transitional or buffer use between the new development and surrounding area and is part of the overall master plan for such large-scale development.” The Watermark apartment project qualifies as high-density residential and is part of the overall master plan [Comprehensive Plan] for large scale development. In addition to multifamily being the highest and best use for this site, Watermark will provide a transitional or buffer use between residential areas to the north and the existing Highlands shopping area. The project is truly “transitional” in design, offering many elements that are single-family in nature such as direct access units with attached garages. Higher density is complimented by low maximum building heights, “pocket parks”, walking amenities and pedestrian connectivity.

2. The Precedents, the Possible Effects of Such Precedents, Which Might Likely Result From Approval or Denial of the Application.

Rezoning to a PRD District is not creating an unwanted precedent. The PRD has been used elsewhere in the City. The current R-1 District has not encouraged single-family residential development on the subject property and is likely outmoded as an appropriate zoning district. To

the contrary, a PRD District will clearly complement the existing PCD (Planned Commercial District) which controls the Highlands retail center. Denial of the rezoning application could create negative precedent by rejecting an otherwise logical rezoning.

3. The Ability of the City of Other Governmental Agencies to Provide Any Services, Facilities and/or Program that Might Likely Result from Approval or Denial of the Petition.

It appears to the Applicant that the City of Manchester can provide the basic services that would be needed as a result of approval of this apartment project. The site's proximity to police headquarters and to Manchester City Hall makes it very centrally located. Dedication and acceptance of the proposed new Connector Road and existing Highlands Boulevard to the City would provide for excellent public access to this overall City quadrant.

4. The Effect of Approval of the Application on the Condition and/or Value of Property in the City or in Adjacent Civil Divisions.

Because the proposed project is a high-end, market-value development, it will improve property values in the surrounding residential area by successfully transitioning, while buffering, those existing areas from the Highlands facility. In addition, its addition to the housing stock of the City of Manchester will attract new residents and significantly add to property taxes collected by the City of Manchester. It is anticipated that the value of each of the Watermark units will be approximately \$175,000 and that the overall development will produce substantial new tax revenue for the City.

5. The Zoning Classification and Land Use Recommended by the Comprehensive Plan.

As detailed in the response to factor No. 1 above, the proposed rezoning and land use are consistent with the Comprehensive Plan of the City of Manchester.

6. The Commission May Require Additional Information When Deemed Necessary.

The Applicant is fully prepared to supply whatever additional information may be deemed necessary by the City.



NO.	DESCRIPTION	DATE	BY	APP'D.
1	PRELIMINARY PLAN	10/15/11	J. W. [unclear]	[unclear]
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PROPOSED SITE PLAN
 SCALE: 1" = 100'
 NORTH ARROW
 PROJECT NO. 11-0000

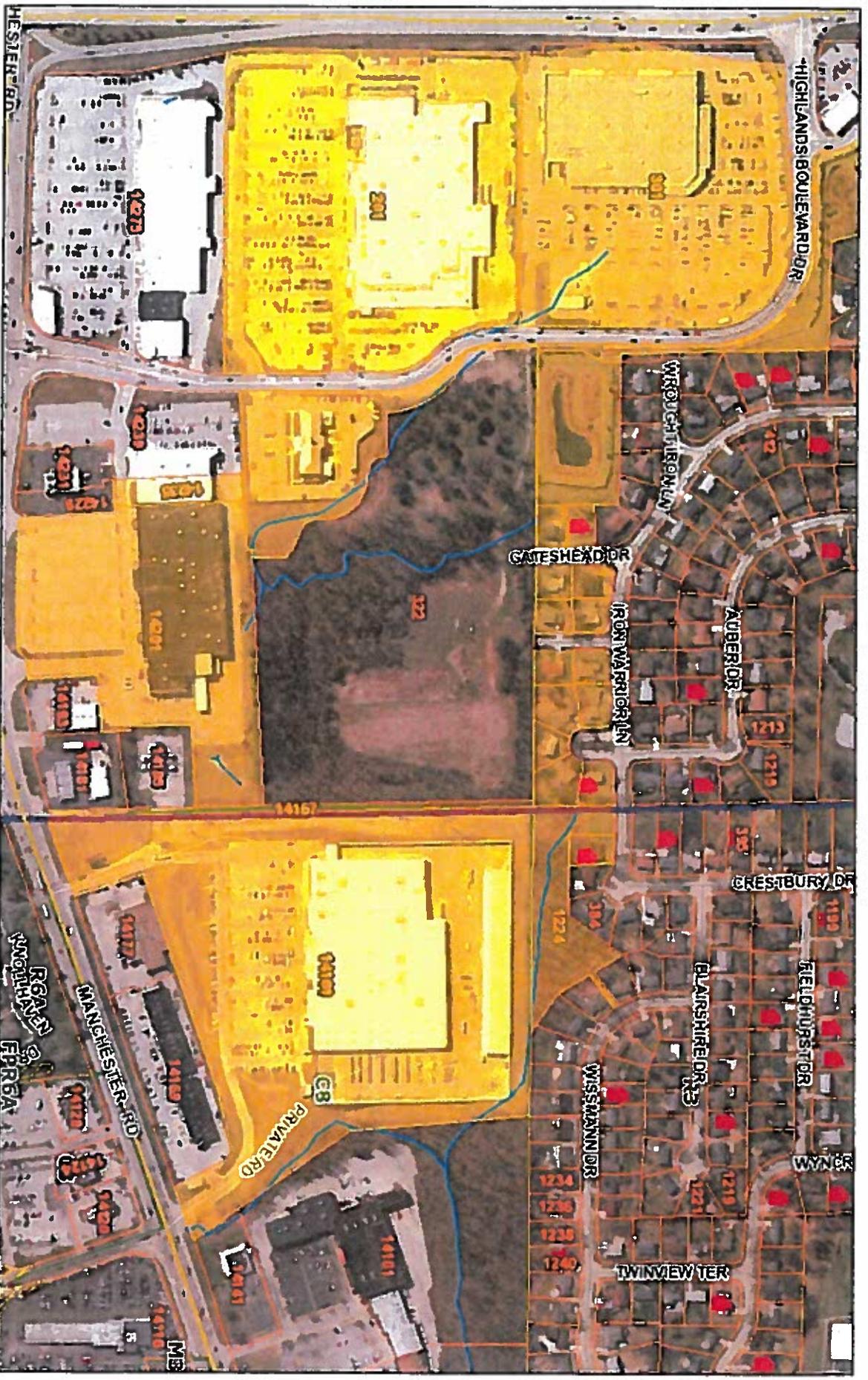
Watermark
 ARCHITECTURAL FIRM
 11000 N. MISSOURI AVE.
 SUITE 100
 MANCHESTER, MISSOURI 64302
 (417) 531-1100
 WWW.WATERMARKARCHITECTS.COM

MANCHESTER HIGHLANDS
 MANCHESTER, MISSOURI

**Rezoning Request – Thompson Thrift
322 Highlands Boulevard Drive**

**ATTACHMENT #3 (following pages plus map)
Property Owners within 185 Feet of the Subject Property**

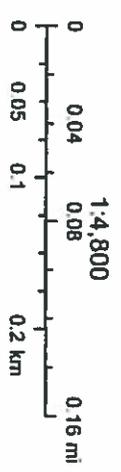
St. Louis County Parcel Map



April 26, 2016

Parcel Selected

█ Sales (Last 2 Years)



St. Louis County GIS Service Center

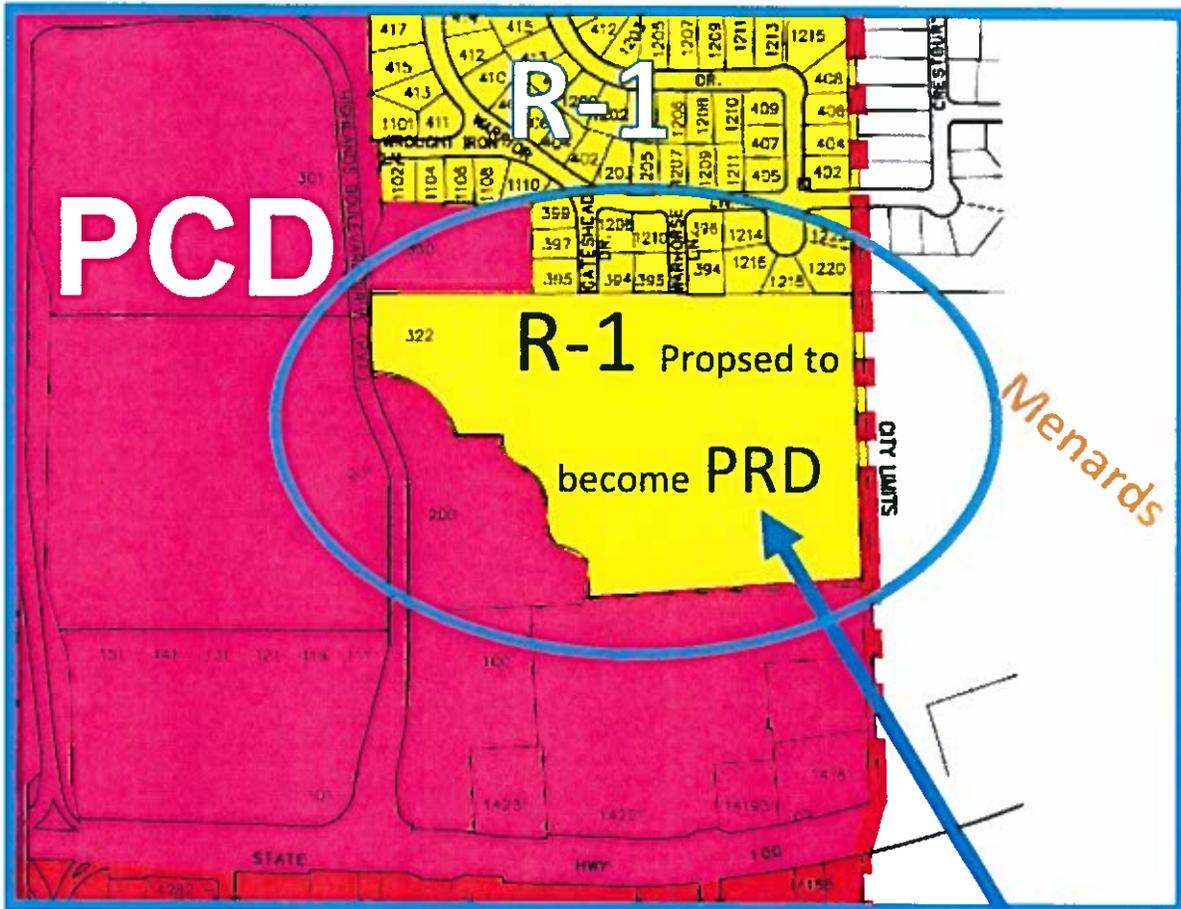
Created by: St. Louis County GIS Service Center
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CASE #16-REZ-001

A request for Rezoning has been made by Thompson Thrift Development, Inc./Watermark Residential to rezone a tract of land at

322 Highlands Boulevard

from R-1 Single Family Residential District to PRD Planned Residential District.



May 24, 2016

Ms. Erika L. Kennett
Director of Planning, Zoning and Economic Development
City of Manchester, Missouri
14318 Manchester Road
Manchester, Missouri 63011

RE: Highlands Boulevard Evaluation
Manchester, Missouri
CBB Job No: 58-16

Dear Ms. Kennett:

As requested, CBB has prepared a summary of observed traffic conditions along Highlands Boulevard Drive on the north end near Missouri Route 141 in Manchester, Missouri. It is our understanding that the City is concerned about some constraints which create bottlenecks along Highlands Boulevard Drive on the north end.

The emphasis of this work was to observe existing traffic conditions along Highlands Boulevard Drive and identify potential solutions for mitigating bottlenecks and provide alternative ideas/solutions to address traffic congestion along Highlands Boulevard Drive.

This work does not represent a traffic impact study related to a specific development, but rather an abbreviated effort that includes *observed traffic conditions* and potential solutions to improve traffic flow along Highlands Boulevard Drive based on the observed conditions. No traffic counts or capacity analyses were completed for this scope of work but an attempt was made to address the feasibility of improving traffic flow along Highlands Boulevard Drive and outline steps and/or improvement measures that may need to be investigated in further detail. Our observations, traffic engineering knowledge and expertise was the basis of these recommendations.

Supporting Information

Highlands Boulevard Drive is generally a two-lane local roadway with left-turns provided at the intersection drives that serves as the main access road for the Manchester Highlands development generally located in the northeast quadrant of Missouri Route 100 (Manchester Road) and Missouri Route 141. Highlands Boulevard Drive widens at the signalized approaches to both Manchester Road and Route 141. There are several curves in the road with a near 90 degree turn on the north end near Costco. **Figure 1.** illustrates the general location of Highlands Boulevard Drive with respect to the surrounding area.



Figure 1 - Site Location

Highlands Boulevard Drive has a posted speed limit of 25 miles per hour (mph). A downgrade and a wooden guardrail is present on the south side of the road from near Route 141 near the Costco inbound Entrance. The intersection of Highlands Boulevard Drive at Brittany Parkway requires the southbound approach, westbound approach and eastbound left-turn to stop, while the eastbound through movements are free flowing into the shopping center. An inbound only access to Costco is provided approximately 250 feet east of the Brittany Parkway intersection.

The Costco north full access drive, Wal-Mart north drive, Wal-Mart south drive/Police Department and the Best Buy/Petsmart/Weekends only drive operate under all-way stop control. A side-street stop control is provided at the Costco south access drive (near the Costco gas station).

Field Observations

Based on field observations, traffic congestion occasionally occurs when the dual southbound left-turn from Route 141 proceed onto Highlands Boulevard Drive beyond Brittany Parkway. The combination of the merging of two lanes into one lane in a short distance, downhill grade,



relatively high number of vehicles then turning into Costco and the need to significantly slow down to enter the inbound only driveway creates congestion along eastbound Highlands Boulevard Drive. This area requires vehicles to merge from two lanes into one lane in approximately 250 feet and the tight radii on the Costco entrance from Highlands Boulevard Drive require vehicles turning into Costco to slow down significantly before turning. Several times the congestion from the Costco driveway was observed to back up to Brittany Parkway during the PM peak and Saturday peak periods.

Furthermore, if there is a vehicle stopped at either of the stop bars at the internal Costco intersection, the inbound vehicles proceed extremely slow in order to maneuver around the stopped vehicles due to the location of the stop bars. In addition, many of the inbound drivers to Costco are oriented to the front of the store and attempt to make a right-turn at the internal intersection, but the turning radius is very skewed making it very difficult to maneuver even if no vehicles are stopped at the stop bar. This condition was observed to create congestion that extended halfway between Route 141 141 and Brittany Parkway a few times during the PM peak and Saturday peak periods. Figure 2 summarizes the constraints along Highlands Boulevard Drive based on the field observations summarized above.

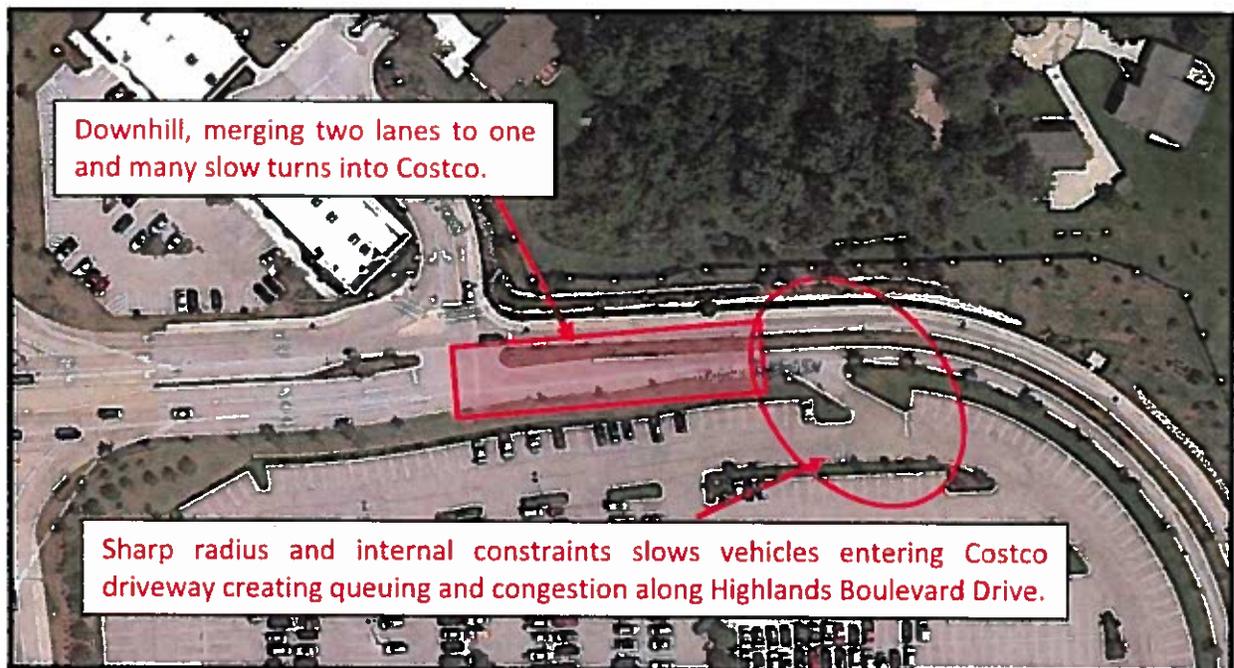


Figure 2 – Summary Constraints Based on Field Observations

The intersection of Highlands Boulevard Drive with Brittany Parkway is non-conventional with the westbound approach, southbound approach, and eastbound left-turn required to stop. The eastbound left-turn stop sign is placed in a location that the view of the stop sign is blocked by a tree in the landscaped median. “Incoming Traffic Does Not Stop” signs are posted for southbound Brittany Parkway, but not for westbound Highlands Boulevard Drive. From a traffic



flow perspective, it is important to allow the eastbound vehicles the ability to flow freely in order to reduce the potential of the eastbound queues backing out onto Route 141.

Field observations at the intersection of Highlands Boulevard Drive with Brittany Parkway indicate the westbound approach did queue up to six vehicles one time, but quickly dissipated and less than three vehicles queued on Brittany Parkway. Although the intersection is non-conventional, speeds were generally slow and there did not appear to be a safety concern.

The numerous all-way stop intersections along Highlands Boulevard Drive to the south essentially “meters” traffic along Highlands Boulevard Drive between Route 141 and Manchester Road. However, the series of all-way stops can create driver frustration since there are three all-way stops within approximately 620 feet on the south end. Although the all-way stop intersections along the corridor were not specifically addressed or evaluated to determine if the intersections meet all-way stop control warrants, the ability to provide adequate sight distance for the side-street vehicles is a concern if the mainline stops were removed.

The all-way stop at Best Buy/Petsmart/Weekends Only was observed to occasionally have operational constraints during the peaks. In order to provide improvement recommendations at this intersection a traffic count, detailed evaluation and analysis of this intersection with the adjacent Manchester Road intersection would be needed, which is beyond the scope of this project. It should be noted that the lanes provided at the all-way stop are nearly maximized. However, large multi-lane all-way stops can generate more hesitation than typical smaller all-way stop intersection.

Potential Improvements

Based on field observations, the downhill grade, short merge area and traffic slowing down at the Costco inbound entrance creates congestion (bottlenecks) for the inbound traffic along Highlands Boulevard Drive. Several potential improvements could be considered as summarized below:

1. Extend the two eastbound lanes of Highlands Boulevard Drive from Brittany Parkway to the Costco Entrance with the outside lane terminating as a right-turn lane into Costco. Post “Right Turn Must Turn Right” (MUTCD R3-7) in compliance with MUTCD criteria for the eastbound (inbound) traffic.
2. Improve the turning radius on Highlands Boulevard Drive at the Costco right-in only drive to minimize the need for vehicles to slow down to a crawl in order to navigate the turn into Costco.
3. Consider modifications to the internal site circulation and/or parking field at the Costco entrance. It should be noted that any modifications internal to the site would require coordination with the property owner. Some potential improvement ideas include;

- Consider improved internal turning radii for the right-in only drive at the internal site drive intersection;
- Consider a longer throat depth into the parking field;
- Consider the relocation of the stop bars internal to the site to allow more efficient flow into the site (a review of the turning template at the intersection in AutoCAD would assist in the proper placement of the stop bars);
- Consider one-way traffic circulation along the outside parking aisle; and/or
- Consider an entrance to Costco that is perpendicular to Highlands Boulevard Drive and modify the internal intersection to improve traffic flow into the Costco site.

It should be noted that in order to better accommodate traffic flows into the site, internal modifications may result in a reduction of parking spaces.

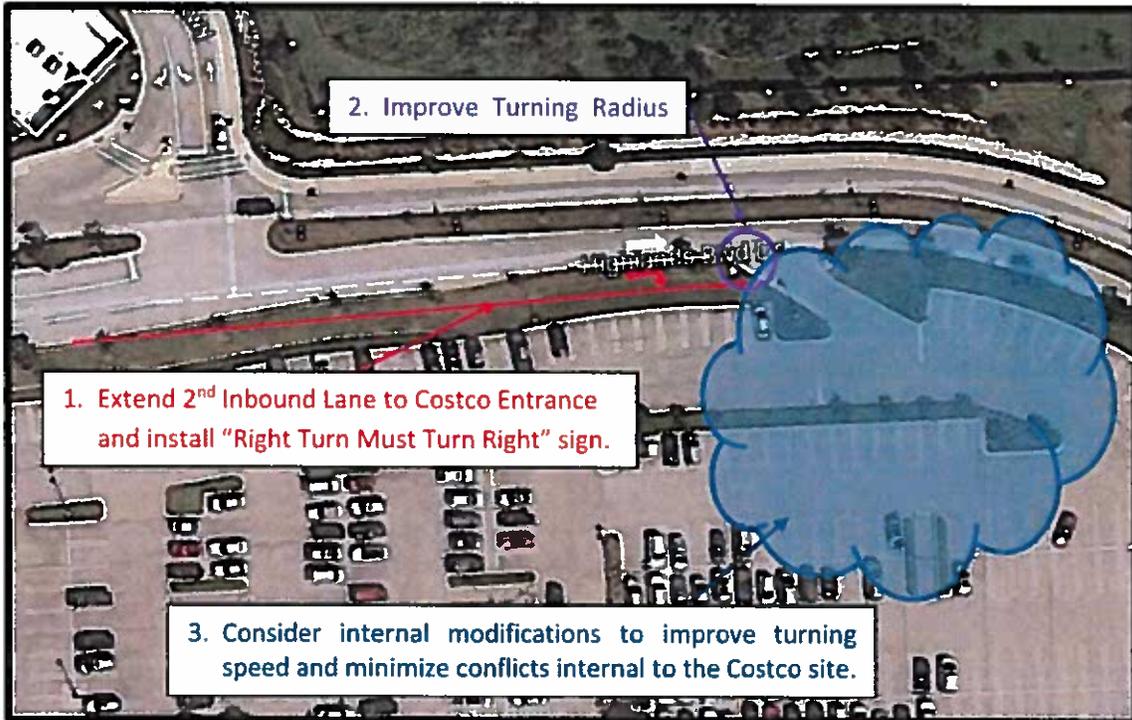


Figure 3 - Potential Improvements to Improve Traffic Flow

If the City wishes to pursue any of these modifications further, CBB would be happy to provide more detailed conceptual layouts.



We trust that you will find this assessment useful in evaluating the traffic congestion issues on the north side of Highlands Boulevard Drive. Should you have any questions or comments concerning this assessment, please contact myself at our office.

Sincerely,

A handwritten signature in black ink that reads "Brian Rensing".

Brian Rensing, P.E., PTOE
Associate – Transportation Engineer



City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

(636) 227-1385

PUBLIC HEARING NOTICE

The City of Manchester Board of Aldermen shall hold a public hearing on Tuesday, July 5, 2016 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

CASE #16-REZ-001 – A request for rezoning has been made by Thompson Thrift Development, Inc./Watermark Residential to rezone a tract of land at 322 Highlands Boulevard from R-1 Single Family Residential District to PRD Planned Residential District.