



**MINUTES OF THE PUBLIC HEARING OF
MONDAY, AUGUST 1, 2016
AT 200 HIGHLANDS BOULEVARD DRIVE
REGARDING
REZONING OF PROPERTY AT DENNISON ESTATES DRIVE AND
THE 141 CONNECTOR 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, and Mayor Willson. Alderman Stevens and Attorney Gunn were 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 Monday, August 1, 2016 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

A request for a Special Use Permit has been filed by Kenneth Nollau to change the zoning of the property located at the Northwest Corner of Dennison Estates Drive and 141 Connector Road (also referred to as Parcel E6-877) from Single Family Residential to R 2 Single-Family 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, and then a recommendation from the Planning and Zoning Commission.

Mr. Kenneth Nollau, 41 Mandalay, speaking as the proponent, stated that he would like to have the zoning of the property changed because R-1 is 1,800 square feet or bigger and that subdivision is R-2 and that is between 1,300 – 1,400 square foot. He said they would hate to go in there and put in a house that would be bigger than the houses that already exist. He said if you look at the St. Louis County records, this property was originally part of the subdivision before 141 had expanded.

There were no opponents, no questions or comments from the public.

Alderman Ottenad asked Mr. Nollau if there had been any discussions with residents of Dennison Estates.

Mr. Nollau explained that he spoke with Linda, who is one of the trustees of the subdivision, but she said that there are three of them and they probably haven't met for awhile. She didn't seem to have a problem with what he had in mind. He told her that once he gets it rezoned and gets a site plan, he would be showing her the site plan and what the house will look like and the curb cut.

Alderman Hamill asked if he knew who the other two trustees are. Mr. Nollau answered he could find out and would be contacting them in regard to the curb cut.

Alderman Clement advised that the Planning and Commission did recommend approval for this special use permit.

Mayor Willson closed the public hearing at 7:05 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MPCC
City Clerk

***Note:** This is a journal of the Public Hearing held Monday, August 1, 2016 (summary); not a verbatim transcript. If a recording of the public hearing is desired, please contact City Hall.*



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING
MONDAY, AUGUST 1, 2016
AT 200 HIGHLANDS BOULEVARD DRIVE**

1. CALL TO ORDER

Mayor David L. Willson called the Regular Board of Aldermen meeting to order at 7:05 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, and Mayor Willson. Alderman Stevens and Attorney Gunn were absent. A quorum was present.

3. APPROVAL OF THE MINUTES

a. Minutes of the Regular Board of Aldermen meeting of Monday, July 18, 2016

Alderman Hamill made the motion to approve the Minutes of the Monday, July 18, 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 Clement made the motion to approve the Order of Items on the Agenda. The motion was seconded by Alderman Ottenad, and carried unanimously, without objection.

5. CONSIDERATION OF PETITIONS AND COMMENTS FROM THE PUBLIC

a. Proclamation acknowledging Parks and Recreation Month

Mayor Willson presented a Proclamation to Director of Parks and Recreation Eileen Collins in acknowledgement of Parks and Recreation Month.

b. Comments from the Public

Ms. Jean Evans, 1641 Award, informed the Board of Aldermen that she is running for State Representative in the Republican Primary. She said she has lived in the City of Manchester for over 15 years, and she believes it is a great place to live. She said she believes in small government and low taxes. If she is elected, she would like to continue being involved in the community and coming to the Board meetings.

Mr. Wayne Hartmann, 415 Cardiff Lane, agreed that Manchester is a great place to live. Mr. Hartmann stated that he was the person who presented the flag to Chief Walsh of the Police Department.

Mr. Hartmann talked about the yellow flashing arrows on Manchester Road at Sulphur Spring Road. He expressed concern about accidents and near accidents at the intersection. He said that it seems that over the last 18 months, since the light was installed, there have been more crashes at that intersection. He asked why that intersection had to have a yellow flashing light. He pointed out other intersections in Manchester where there are not yellow flashing lights.

City Administrator Andy Hixson explained that Manchester Road is a road controlled by the Missouri Department of Transportation, and Sulphur Spring is a county road.

6. REPORTS FROM THE MAYOR

a. Mayoral Report

Alderman Baumann talked about the West County EMS and Fire Protection District's pancake breakfast fundraiser for Officer Mike Flamion. At the event, \$16,730 was raised for Officer Flamion.

City Administrator Hixson stated that he, along with Alderman Baumann, Chief Walsh Captain Milligan, Lieutenant Smith, Lieutenant Lancey and Director Ruck attended the annual "Hot Dog Day" at Lafayette Industries on Friday.

Alderman Willson spoke about National Night Out, Manchester Arts, and the upcoming concert Friday night.

7. REPORTS FROM THE CITY ADMINISTRATOR

a. List of Paid Bills (Warrant dates of July 17 – July 30, 2016)

There were no questions.

8. REPORTS FROM COMMITTEES

a. Planning and Zoning Commission

Alderman Clement stated there was no meeting because there was no agenda, but there will be a meeting next week.

b. Homecoming Committee

Alderman Ottenad stated that the next Homecoming Committee meeting will be Wednesday, August 24, 2016 at 6:30 p.m. at the Legion Hall.

c. Manchester Arts

Alderman Clement discussed the upcoming art events at Lafayette Industries on August 4 and August 11. He said the other community arts event that he wanted to recognize is the last community band concert for the season which is August 14 at 6:00 p.m.

9. ACTION ON OLD BILLS

a. There were none.

10. INTRODUCTION OF NEW BILLS

a. BILL PERTAINING TO REZONING OF PROPERTY AT THE CORNER OF DENNISON ESTATES DRIVE AND THE 141 CONNECTOR ROAD

Alderman Ottenad introduced Bill #16-2272, entitled: "AN ORDINANCE REZONING A CERTAIN TRACT OF LAND SITUATED IN THE CITY OF MANCHESTER FROM 'R-1' SINGLE-FAMILY RESIDENTIAL DISTRICT TO 'R-2' SINGLE-FAMILY RESIDENTIAL DISTRICT", by title only.

No further action at this time.

b. RESOLUTION ACCEPTING BID FOR THE PARKS AND RECREATION BUILDING CONSTRUCTION

Alderman Diehl read proposed Resolution #16-0567, entitled: "A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ENTER INTO A CONTRACT WITH RAINERI CONSTRUCTION, LLC IN AN AMOUNT NOT TO EXCEED THREE MILLION THREE HUNDRED THIRTY-THREE THOUSAND FOURTEEN DOLLARS (\$3,333,014.00), WHICH INCLUDES THE POSSIBILITY OF AN ELEVEN PERCENT (11%) CHANGE ORDER FOR UNFORESEEN CIRCUMSTANCES IN THE AMOUNT OF THREE HUNDRED THIRTY THOUSAND TWO HUNDRED NINETY-EIGHT DOLLARS (\$330,298.00), FOR ALL TOOLS, LABOR, EQUIPMENT, MATERIALS, AND ALL WORK NECESSARY TO RENOVATE THE PARKS OFFICE BUILDING IN PAUL A. SCHROEDER PARK", by title only.

Alderman Diehl made the motion for approval of Resolution #16-0567. The motion was seconded by Alderman Clement, and carried, without objection with one absentee and one abstention.

In answer to an inquiry regarding the reason for abstention from voting on this Resolution, Alderman Hamill stated he had previously represented Raineri Construction.

11. MISCELLANEOUS

a. Comments from the Public

There were none.

12. ADJOURNMENT

At 7:32 p.m., there being no further business, Alderman Hamill made the motion to adjourn. The motion was seconded by Alderman Clement and carried unanimously, without objection. The meeting adjourned at 7:32 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MPCC
City Clerk

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