



**MINUTES OF THE PUBLIC HEARING ON
TUESDAY, FEBRUARY 16, 2021
BY VIDEO CONFERENCING ON ZOOM
REGARDING A SPECIAL USE PERMIT AT
115 BAXTER ROAD, IN THE R-1 SINGLE-FAMILY
RESIDENTIAL ZONING DISTRICT**

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

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

The following notice of the public hearing was then read:

“The City of Manchester Board of Aldermen shall hold a public hearing on Monday, February 16, 2021 at the Manchester Justice Center, 200 Highlands Boulevard Drive, to consider the following:

CASE #20-SUP-004 – George M. Stock, applicant, on behalf of St. Louis County Police Association, owner under contract, has applied for approval of a Special Use Permit to allow a club/semi-private building to be located at 115 Baxter Road, in the R-1 Single-Family Residential Zoning District.”

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

Mr. John Willems spoke for Stock and Associates along with the St. Louis County Police Association. They are requesting a Special Use Permit to allow the use of the existing building and property as a club, semi-private facility at 115 Baxter Road.

Mr. Willems stated the Police Association is a part of the Missouri Fraternal Order of Police Lodge 111 represents more than 900 sworn law enforcement officers and civilians employed by the St. Louis County Police Department. It is the Association’s mission to aid police officers in need, to negotiate and protect the compensation and benefits of police officers, and to protect the due process rights of its membership. In addition, the Association sponsors and participates in a variety of charitable work dedicated to benefiting victims of crime, and family members of fallen or injured officers and the promotion of positive community relationships.

Mr. Willems stated that there are no proposed site plan changes to the property. There will be one full time employee along with a couple part time employees at the location.

Mr. Willems stated that the conditions that were brought by the City are acceptable to the Association.

Alderman Baumann inquired about the additional meetings or celebrations; do they plan to use more than their 70ish parking spots. He wondered what they would do with the overflow parking.

Mr. Willems answered they do not think they would exceed the current parking spaces available. He said they do not plan on parking on the street or nearby subdivisions.

Alderman Huether asked if they plan to have any outdoor celebrations in the parking lot.

Mr. Willems stated that part of the conditions of the Special Use Permit, are that if there were any large events in the parking lot, they would seek a private permit.

Alderman Huether asked if they plan on obtaining a liquor license. Mr. Willems stated that he does not believe there will be liquor license application. Mayor Clement stated he believes that liquor license will be applied for at some point per the Planning and Zoning meeting.

Alderman Hamill stated that Planning and Zoning gave a favorable recommendation.

Mayor Clement closed the public hearing at 7:11 p.m.

Respectfully Submitted,

Michelle Melugin
Deputy Clerk

Note: This is a journal of the Public Hearing from February 16, 2021 (summary); not a verbatim transcript regarding a Special Use Permit at 115 Baxter Road in the R-1 Single Family Residential Zoning District. If a recording of the public hearing is desired, please contact City Hall.



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING
OF TUESDAY, FEBRUARY 16, 2021
BY VIDEO CONFERENCING ON ZOOM**

1. CALL TO ORDER

Mayor Mike Clement called the Regular Board of Aldermen meeting to order at 7:12 p.m.

2. ROLL CALL AND STATEMENT OF QUORUM

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

3. APPROVAL OF THE MINUTES

a. Minutes of the Monday, February 1, 2021 Regular Board of Aldermen Meeting

Alderman Ottenad made the motion to approve the Minutes of the Monday, February 1, 2021 Regular Board of Aldermen Meeting. The motion was seconded by Alderman Toben and carried unanimously, with no objections from any members of the Board of Aldermen.

4. ESTABLISHMENT OF ORDER OF ITEMS ON THE AGENDA

Mayor Clement advised that Bill 10(a) will be emergency legislation per the request of the applicant.

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

5. CONSIDERATION OF PETITIONS AND COMMENTS FROM THE PUBLIC

a. Comments from the Public

There were none.

6. REPORTS FROM THE MAYOR

a. Planning and Zoning Commission Appointment – Mr. Jerry Meyer, Ward 3

Mayor Clement wanted to nominate Mr. Jerry Meyer to the Planning and Zoning Commission.

Alderman Nolte made the motion that Jerry Meyer be nominated to the Planning and Zoning Commission. The motion was seconded by Alderman Ottenad and carried unanimously, with no objections from any members of the Board of Aldermen.

b. Mayoral Report

Mayor Clement wanted to thank Public Works for the stellar job on salting and plowing our Manchester streets.

Mayor Clement wanted to remind everyone the City is hosting a blood drive on Monday, February 22, 2021. It will be held at the Parks Building from 10:00 a.m. to 4:00 p.m. He said the Red Cross is still looking for more donors as all the spots have not been filled.

Mayor Clement wanted to acknowledge the Covid testing site that will be in the parking lot of the Paul Schroeder Park.

Mayor Clement reminded everyone that the Snowman contest is still going on through the Parks Department.

7. REPORTS FROM THE CITY ADMINISTRATOR

City Administrator Larry Perney stated that he has received many phone calls and emails from residents complimenting the Public Works Department on what a great job they did on the cleaning of the streets during this latest snowstorm.

a. Metropolitan St. Louis Sewer District Presentation – Mr. Tim Snoke

Mr. Marion Gee, Director of Finance, Metropolitan St. Louis Sewer District, shared a presentation about different Propositions that the Sewer District is bringing to the voters this April.

b. FY 2020 Unaudited Financial Report – Director Yucuis

Director of Finance Don Yucuis presented the year end report. It was presented to the Audit and Finance committee and went well. He went over the unaudited financial report.

c. Annexation Report – Mayor Clement and City Administrator Perney

Mayor Clement and City Administrator Perney provided a brief update on annexation to the Board.

- d. List of Paid Bills (Warrant dates of 02-01-2021 to 02-15-2020)

There were none.

8. REPORTS FROM

- a. Planning and Zoning

Alderman Hamill stated the Commission had one case on the agenda. It was a site plan approval for a new home on Connie Lane. It did receive a favorable recommendation.

- b. Veterans Commission

Alderman Huether stated they are meeting February 24 and meeting with State Representative Trish Gunby of District 99. Also in attendance is State Representative Dave Griffith, who is the chair of Missouri House Veterans Committee. They plan to be updated on the Missouri legislature priorities related to Veterans.

- c. Homecoming Committee

Alderman Ottenad plans to meet on March 9 at 6:30 at the Parks Building. This year's theme is Under the Sea. This years Homecoming dates are September 10 through September 12.

- d. Budget and Audit Committee

Alderman Baumann stated they welcomed Ms. Joyce Markowski to the Audit and Finance Committee. They did get some dates figured out for their next meeting.

9. ACTION ON OLD LEGISLATION

- a. Bill NO 21-2424 - AMENDMENT TO CHAPTER 250 - TREE REGULATIONS

Alderman Ottenad read for the second time Bill #21-2424, entitled: "AN ORDINANCE AMENDING CHAPTER 250 OF THE CODE OF ORDINANCES RELATING TO TREE REGULATIONS IN THE CITY OF MANCHESTER, MISSOURI", by title only.

Alderman Ottenad made the motion that Bill #21-2424 become Ordinance #21-2309. The motion was seconded by Alderman Huether.

A poll of the Board showed:

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

Alderman Baumann – aye

Mayor Clement announced the motion passed 6 – 0, with no objections from the Board.

b. BILL NO 21-2425 – LABONNE PARKWAY ROADWAY AND SIDEWALK IMPROVEMENTS PROJECT AGREEMENT

Alderman Hamill read for the second time Bill #21-2425, entitled: “AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ENTER INTO AN AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION IN CONNECTION WITH A FEDERAL AID PROJECT RELATING TO THE RECONSTRUCTION OF THE LA BONNE PARKWAY ROADWAY AND SIDEWALKS IN THE CITY OF MANCHESTER”, by title only.

Alderman Hamill made the motion that Bill #21-2425 become Ordinance #21-2310. The motion was seconded by Alderman Nolte.

A poll of the Board showed:

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

Mayor Clement announced the motion passed 6 – 0, with no objections from the Board.

c. BILL NO 21-2426 – FINAL SITE DEVELOPMENT PLAN APPROVAL – 322 HIGHLANDS BOULEVARD

Alderman Huether read for the second time Bill #21-2426, entitled: “AN ORDINANCE APPROVING A FINAL SITE DEVELOPMENT PLAN PER APPLICATIONS 20-REZ-001 AND 20-SP-017 FOR A PARCEL CONSISTING OF 19.77 ACRES SUBMITTED BY ELITE DEVELOPMENT SERVICES, LLC, OWNER UNDER CONTRACT”, by title only.

Alderman Huether made the motion that Bill #21-2426 become Ordinance #21-2311. The motion was seconded by Alderman Ottenad.

A poll of the Board showed:

Alderman Nolte – nay
Alderman Hamill – nay
Alderman Toben – aye
Alderman Baumann – aye
Alderman Ottenad – aye

Alderman Huether – aye

Mayor Clement announced the motion passed 4 – 2.

10. INTRODUCTION OF NEW LEGISLATION

a. BILL NO 21-2427 – SPECIAL USE PERMIT AUTHORIZATION – 115 BAXTER ROAD

Alderman Toben introduced Bill 21-2427, entitled: “AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO ST. LOUIS COUNTY POLICE ASSOCIATION TO OPERATE A CLUB/SEMI-PRIVATE BUILDING TO BE LOCATED AT 115 BAXTER ROAD IN THE R-1 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT”, by title only.

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

Alderman Toben read for the second time Bill #21-2427, entitled: “AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO ST. LOUIS COUNTY POLICE ASSOCIATION TO OPERATE A CLUB/SEMI-PRIVATE BUILDING TO BE LOCATED AT 115 BAXTER ROAD IN THE R-1 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT”, by title only.

Alderman Toben made the motion that Bill #21-2427 become Ordinance #21-2312. The motion was seconded by Alderman Ottenad.

A poll of the Board showed:

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

Mayor Clement announced the motion passed 6 – 0, with no objections from the Board.

b. BILL NO 21-2428 – 2021-2022 LIQUOR LICENSE FEE ABATEMENT

Alderman Nolte introduced Bill 21-2428 entitled: “AN ORDINANCE TO AUTHORIZE THE ABATEMENT OF CERTAIN CITY OF MANCHESTER LIQUOR LICENSE FEES FOR THE 2021-2022 LICENSE YEAR”, by title only.

No further action at this time.

c. RESOLUTION NO 21-0786 – MEDIUM DUTY TRUCK PURCHASE
AUTHORIZATION

Alderman Ottenad introduced Resolution 21-0786, entitled: “A RESOLUTION ACCEPTING THE BID OF MCLARTY CMFO, LLC DOING BUSINESS AS JOE MACHENS FORD LINCOLN IN THE AMOUNT OF SEVENTY-FOUR THOUSAND ONE HUNDRED AND NINE DOLLARS (\$74,109.00) FOR THE PURCHASE OF ONE (1) 2021 FORD F450 DIESEL FUELED TRUCK WITH DUMP BODY AND FIVE THOUSAND SEVENTY-NINE DOLLARS (\$5,079.00) FOR ASSOCIATED ACCESSORIES AND EQUIPMENT AND AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ISSUE A PURCHASE ORDER THEREFOR”, by title only.

Alderman Ottenad made the motion for approval of Resolution 21-0786. The motion was seconded by Alderman Huether and carried 6-0, with no objections from the Board.

d. RESOLUTION NO 21-0787 – AQUATICS CENTER WATERSLIDE
RESTORATION BID AUTHORIZATION

Alderman Hamill introduced Resolution 21-0787, entitled: “A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ENTER INTO A CONTRACT AND EXPEND THE SUM OF FORTY-SEVEN THOUSAND AND FOUR DOLLARS (\$47,004.00) TO 8 BLOCKS MAINTENANCE CO., LLC FOR WATERSLIDE RESTORATION SERVICES AT THE AQUATICS CENTER”, by title only.

Alderman Hamill made the motion for approval of Resolution 21-0787. The motion was seconded by Alderman Huether and carried 6 -0, with no objections from the Board.

e. RESOLUTION NO 21-0788 – FEASIBILITY STUDY EVALUATION
AUTHORIZATION CITY HALL RELOCATION

Alderman Baumann introduced Resolution 21-0788, entitled: “A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ACCEPT ARCHIMAGES, INC PROPOSAL AND EXPEND THE SUM OF TEN THOUSAND EIGHT HUNDRED DOLLARS (\$10,800.00) TO ARCHIMAGES, INC FOR PHASE I OF A FEASIBILITY STUDY EVALUATION OF THE CITY HALL RELOCATION,” by title only.

Alderman Baumann made the motion for approval of Resolution 21-0788. The motion was seconded by Alderman Ottenad and carried 6-0, with no objections from the Board.

11. MISCELLANEOUS

a. Comments from the Public

There were none.

12. ADJOURNMENT

At 7:57 p.m. and there being no further business, Alderman Nolte made the motion to adjourn. The motion was seconded by Alderman Hamill and carried unanimously. The meeting adjourned at 7:57 pm.

Respectfully submitted,
Michelle Melugin
Deputy City Clerk

Note: *This is a journal of the Regular Board of Aldermen Meeting from January 4, 2021 (summary); not a verbatim transcript. If a recording of the public hearing is desired, please contact City Hall.*