



**MINUTES OF THE PUBLIC HEARING OF
TUESDAY, SEPTEMBER 4, 2018
AT 200 HIGHLANDS BOULEVARD DRIVE
REGARDING ESTABLISHMENT OF THE 2018 PROPERTY TAX LEVY**

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 Board of Aldermen of the City of Manchester will hold a public hearing at 7:00 pm on September 4, 2018 at Manchester Police Headquarters, 200 Highlands Blvd., at which time citizens may comment on the proposed 2018 Property Tax Levy for the City's General Operating Fund and Debt Service Fund.”

Mayor Clement 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. Don Yucius, Director of Finance, stated that the City received the Board of Equalization reports on Friday, which changed the commercial rates from \$0.040 to \$0.041 per one hundred dollars. He stated that this is in accordance with the Missouri State Auditor's Office that calculates the rates. The chart in the memo shows the revisions. The residential rates stay the same as well as the debt service.

Director Yucius stated that in the general operating fund they are recommending a \$0.041 rate per residential, \$.041 for commercial and \$.050 for personal property. Those three rates generate about \$158,000 in property taxes.

Director Yucius stated that on the Debt Service, which is \$.28 for each of the three categories is proposed to generate \$1,052,000. That is the amount that is needed for

maintaining the City's reserve, plus to pay the debt payment that will be coming up next year for Proposition S.

Alderman Nolte asked if the adjustments are in relation to the change in assessment so the total revenue raised is about the same, plus an inflation adjustment.

Mr. Yucius responded that the dollars are changed by a little bit of inflation, plus any new construction.

Alderman Nolte asked what the cap is.

Mr. Yucius answered that the three rates are at the cap that is allowed by our previous rates and the Hancock Amendment.

Alderman Baumann stated that he thought Manchester's cap was either 37, 38, or 39 cents per one hundred dollars.

Mayor Clement stated that he also believes that cap is higher. He thinks it is something that needs to be researched.

City Administrator Larry Perney stated he would like to have a firm answer on that. He has been told three different answers by three different finance directors.

There were no questions or comments from the public.

Alderman Ottenad said she thought that they had been told that in each even year, what we set would be the rate for the upcoming odd numbered year.

City Administrator Perney answered that is correct. Every even year you can change the rate. Every odd year it is an assessment year and you cannot change your rates, so, Manchester could not change them again until 2020.

Alderman Ottenad asked about the debt service rate for next year.

City Administrator Perney answered that it should be \$.28 cents of the life of loan. That is the way Manchester sold it to the residents.

Mayor Clement asked that the Finance Director research what the City's cap is.

Alderman Ottenad asked if in the future, it would be possible to receive last year's rate along with the information for this year.

Mayor Clement commented that he would have liked to have seen the 2017 tax rates too.

Mayor Clement closed the public hearing at 7:06 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MPCC
City Clerk

Note: This is a journal of the Public Hearing held Tuesday, September 4, 2018, regarding the 2018 property tax levy, (summary); not a verbatim transcript. If a recording of the public hearing is desired, please contact City Hall.



**MINUTES OF THE PUBLIC HEARING OF
TUESDAY, SEPTEMBER 4, 2018
AT 200 HIGHLANDS BOULEVARD DRIVE
REGARDING A SPECIAL USE PERMIT REQUEST FOR A
GASOLINE SERVICE STATION AT 14401 MANCHESTER ROAD**

Mayor Mike Clement called the Public Hearing of the Board of Aldermen to order at 7:06 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 Tuesday, September 4, 2018 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

CASE #18-SUP-007 - Chris Suntrup, on behalf of Suntrup William N Trustee, owner, has submitted a Special Use Permit Request for a gasoline service station at the property at 14401 Manchester Road, zoned C-1 Commercial Zoning.”

Mayor Clement 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.

Speaking as a proponent, Mr. Randy Green, Innovated Companies, stated that they had worked with the City of Manchester, the Missouri Department of Transportation (MoDOT), and all other agencies like Metropolitan Sewer District (MSD) and they came up with a site development plan to meet all the requirements of each individual entity. Their proposal would be a 4,500 square foot state-of-the-art gas station. There would be 12 gas pumps; it would be safe for cars to come in and out of the gas station; there would be three methods of egress, one at Andersohn Drive, a right-in and right-out on Henry, an additional

lane on Henry, and a left in and a right out on Manchester Road. MoDOT stated it would be

in their best interest to have a left hand turning lane on Henry. The plan is to widen Henry Road and to give a new right-of-way for utilities and public access.

Mr. Green stated they have done a traffic study which they provided to the City. It's busy no matter what time of day it is. They have moved the entrance off Manchester as far as they could to eliminate stacking. All of this has been taken into consideration, and the Planning and Zoning Commission has approved their plan, with the addition of landscaping at the back of the building. He said they are looking at spending a lot of money on this corner, and they want everybody in the area to be happy with it, as far as landscaping, a monument sign, etc.

Mayor Clement stated there would be questions after hearing from the opponents.

Mayor Clement called for opponents:

Ms. Karen Bode Baxter, 5811 Delor Street, St. Louis, MO, said she is a historic preservation consultant who prepared the Henry Avenue Historic District nomination. When there was consideration of widening and straightening Henry Ave., she wanted to bring to the attention that Henry Avenue has been one of the historic resources in the historic district because that dog-leg narrow road has been there for over 150 years, since there is a possible impact of a historic resource. She believes there is still listed in the books a preservation ordinance and Manchester is a Certified Local Government, and the community is supposed to be considering what impact there would be on any historic structures that are in this historic district. To her this road has been on every map since maps were made. Manchester Road was the first from St. Louis to Jefferson City, and the other road on the maps is Henry Avenue. She has had conversations with residents off Henry Ave who have worked to restore their properties and to maintain them because they know they are historic resources. She said that the Missouri Department of Transportation (MoDOT) may not be aware of the fact that this is a historic resource, and to widen it changes the character of it, and changes if it will be a historic resource.

Mr. Bill Hart, Director of the Missouri Alliance for Historic Preservation, 319 North Fourth Street, St. Louis, stated that while Manchester is now a metropolis of St. Louis, a suburb, it still maintains a historic quality. In the past several years he has seen lots of changes to Manchester Road and historic buildings lost. Many buildings are not about the aspirations of our society, but more about 10-15 or 20 year amortizations and for making money. He implores the Board to seek out the importance of preserving history over making the quick bucks in a service station.

Mr. Michael Haddad, of the Diamond Family, 14441 Manchester Road, said he is very invested in this community and plans to be here for many years. He is Interested in cleaning up that corner, but he is not sure a gas station is appropriate for that corner. He stated that there has been a great job of cleaning up from the fruit stand to his location, to Joey B's and

the car dealerships which have now remodeled; everything is looking great. He would love to see the corner improve, and he is very concerned about safety of the area. He said gas stations tend to have late hours, and he is concerned for the citizens who live close to the location.

Mr. Ken Aston, 211 Henry Avenue, said he realizes the letter is sent to homeowners in a certain radius. He wanted to know how homeowners in the subdivisions off Henry received the letter.

Director Rippetoe stated the letter went out to homeowners within 185 feet.

Mr. Aston stated that nobody on Henry Avenue received the letter and knows about this public hearing or knows about this gas station. He said the citizens of Manchester look to the members of the Board of Aldermen to look out for their best interest. He addressed Alderman Ottenad and Mayor Clement and said he remembers the battle 18 years ago. The City and the County wanted to destroy Henry Ave and straighten and widen the bend up through Ballwin. The citizens of Ballwin and Manchester got together and fought to preserve that area and as a result, the National Historic District was created.

Mr. Aston asked the Board to vote with their hearts because they know that a gas station is the wrong use for that corner. He asked about the historic impact study and said he knows that it was not done and it is a requirement because this is a Certified Local Government. He asked the Board of Aldermen not to vote on this Bill tonight, and table the vote until the people on Henry have been notified that they are going to have a gas station on their front door, which is the front door to the historic district. He drove up and down Manchester and there is not any gas station that is in the same proximity to the residents. He talked about a gas station in Ellisville, right at the corner of Manchester and Old State Road; Quik Trip built a massive gas station about 10 years ago, but it is already closed for three years. He said it is the biggest eye sore because they found another location three blocks up the road. He said it could be vacant before they know it.

Mr. Aston stated when he got the letter from the City of Manchester, he saw the logo said "Historic Manchester", "A Proud Past, a Bright Future". He said when he picked up the minutes tonight he noticed that Manchester took off "Historic Manchester" and took off "A Proud Past, a Bright Future". But they still put the Lyceum. He said he is getting mixed signals here.

Mr. Aston asked about the revenue from the Highlands District.

Mayor Clement responded that the Tax Increment Financing "TIF" is not paid off, but it is being paid off in an accelerated rate.

Mr. Aston stated that when it is paid off, there is going to be a lot of money to the City.

Mayor Clement stated he is not sure it is going to be a lot of money, but it will increase what there is now available for our community.

Mr. Aston stated that the City doesn't need the sales tax revenue the gas station is going to provide. He wants to encourage that people need to know that Manchester is contemplating a gas station at this corner. He said it is wrong and he doesn't want to see it there.

Mr. Aston stated he had his real estate office in that building on Henry for 15-16

years, and it was a great place to have an office, but they outgrew it and moved. He came before this board and they got it rezoned to accommodate a Beer and Wine Garden, which some know about and have seen the plans. They are beautiful and if you want to enjoy a nice glass of wine in a beautiful property in a historic district, that is the place to do it, but not overlooking a gas station. He also asked that they don't forget the Veterans Memorial. He said that as he stood up in the Veterans Memorial parking lot, he can look down and see the gas station site. He doesn't think anyone wants to see that.

Alderman Ottenad asked about the extra lane being discussed on Henry. She asked if there would be two lanes turning left, and Mr. Green stated there would be two lanes turning left onto Manchester and one turning right.

Mr. Green stated the property has remained vacant for about 8 to 10 years, and it doesn't look that great currently. Anyone who will pay that money for that corner will be spending a tremendous amount of money in real estate for that property. There is going to be retail or something else wanting to go in there. He doesn't really know what else they could use the property for.

Mayor Clement asked about the hours.

Mr. Green stated that at the Planning and Zoning Commission meeting, they had requested 24 hours.

Alderman Baumann asked about walkways.

Mr. Green said there would be walkways on the front and partially on Henry. There would be a right-in and right-out only on Henry.

Alderman Baumann asked about the turn onto Andersohn.

Alderman Huether asked why the sidewalk stops at the driveway, and if the sidewalk is extended along Henry, there could be pedestrian traffic coming down from the neighborhoods.

Mr. Green talked about the sidewalks/walkways and where they are located.

Alderman Huether asked about Calan Street that comes out of the shopping center, and there are times of the day that there is no left turn from Calan onto Henry. She asked if the drivers would be changing the "No Turning Left" onto Henry from Calan.

Director Rippetoe said she could have that conversation with MoDOT.

Alderman Nolte asked about the value of the back entrance, if you can't turn left from Henry into the gas station, and you can't turn left from Henry onto Andersohn, what that entrance is even doing for the gas station.

Mr. Green said the Fire Department has already approved this project. He said that what is being shown is MoDOT's recommendation, but if there is a better way, they want it

to be the better way.

Alderman Toben asked if there was a historical study done.

Mr. Green stated there was not a historical study done. The engineer is in the meeting and said that there were no historic buildings on the site. Mr. Green said they will have a historic impact study done, if necessary.

Mayor Clement said they would like to speak with MoDOT and ask if a historical study is needed.

Alderman Hamill stated that Planning and Zoning Commission stated it came with their approval. He believes it was unanimous.

Mayor Clement closed the public hearing at 7:38 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MPCC
City Clerk

Note: This is a journal of the Public Hearing held Tuesday, September 4, 2018, regarding a Special Use Permit Request for a gasoline service station at 14401 Manchester Road, (summary); not a verbatim transcript. If a recording of the public hearing is desired, please contact City Hall.



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING
OF TUESDAY, SEPTEMBER 4, 2018
AT 200 HIGHLANDS BOULEVARD DRIVE**

1. CALL TO ORDER

Mayor Mike Clement called the Regular Board of Aldermen meeting to order at 7:38 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 August 20, 2018 Special Use Permit Request for a restaurant that serves alcohol at 110 Old Meramec Station Road

Alderman Hamill made the motion to approve the Minutes of the August 20, 2018 Special Use Permit Request for a restaurant that serves alcohol at 110 Old Meramec Station Road. The motion was seconded by Alderman Ottenad and carried unanimously, without objection.

- b. Minutes of the August 20, 2018 Regular Board of Aldermen meeting

Alderman Hamill made the motion to approve the Minutes of the Regular Board of Aldermen meeting of the August 20, 2018 meeting. The motion was seconded by Alderman Toben and carried unanimously, without objection.

4. ESTABLISHMENT OF ORDER OF ITEMS ON THE AGENDA

Mayor Clement stated that he saw a boy scout come in, so he would be introduced under the Mayor's report.

Alderman Hamill made the motion to approve the order of items on the agenda, as slightly amended. The motion was seconded by Alderman Ottenad 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. Mayoral Report

Boy Scout Gavin McFall of Troop 313 was in attendance at the meeting, and he is working on his Eagle Award.

Mayor Clement stated the Manchester Homecoming starts this Friday. The homecoming will open Friday night at 6:00 p.m. The opening ceremony will be held at 7:15 and we recognize the business, residents and grand marshals for the year.

Mayor Clement invited everyone to the Veterans Memorial on September 11, the Flags of Valor will be flying. He said if you have never been to the Veterans Memorial, he suggests that you come on a day that the flags are there and flying. They have dog tags and photos of the men and women who have lost their lives.

Mayor Clement stated he will be hosting the first "Conversation with the Mayor" on September 12 at 7:30 a.m. for the residents. This will be held at the Police Headquarters.

Thursday evening, September 13, the City is going to roll out the first wave of street repairs that are being funded from Proposition S. This is a three-year program, so please come and see the presentation at 7:00 p.m. at the Parks Building.

Mayor Clement stated he is going to meet with the new Mayor of Valley Park and with the Mayor of Winchester later this week. He has met both of them but has not had the chance to talk with them. He is clearly going to be looking at ways to calibrate with those communities.

Mayor Clement stated there was a blood drive today between the Manchester Police Department and the West County EMS and Fire District. He believes the Manchester Police Department won.

Mayor Clement wanted to say Goodbye to Lieutenant Buck Lancey, party Thursday from 11 until 2. He has been an officer with Manchester for 28 years, and also has been with the military before he started his police career. He said the public is invited.

7. REPORTS FROM THE CITY ADMINISTRATOR

a. Discussion permitting City Administrator to allow for exceptions to the competitive bidding process

City Administrator Larry Perney for exception for trash hauling, recycling, and yard waste. The contract is set to expire to February 1 with Republic Services. There is a lot of problems with recycling going on. China used to take 10% contamination, now less than

½%. There is lots of issues with recycling. Republic Service has the facilities, the other was sorting all there recycling with resource management, and they have announced they are going to close. A lot of cities that are using haulers that went to that facility are now without a place to go. We think it is a competitive advantage for the City to negotiate with Republic to maintain weekly recycling.

Mayor Clement clarified that Tony from Republic would be available at the next Board of Aldermen meeting. He said that Manchester may be one of the communities that come out of this with minimal damage.

Alderman Ottenad asked if anything was said about having certain trash containers.

City Administrator Perney said nothing was said about different containers.

Alderman Hamill asked haul automated. He also asked if there is not another hauler that would be doing the recycling or will it all have to funnel through Republic.

City Administrator Perney answered no and everything will have to go through Republic.

Alderman Nolte asked about this contract we would negotiate would say they would have to do curbside recycling for the next five years weekly. City Administrator Perney answered yes.

Mayor Clement stated that this is driven by St. Louis County, and because of what has happened in the market for recyclables, it may go to once every two weeks. If they get our contract done soon we will be able to keep our level of pickup weekly. When Tony comes he is going to ask the Board to better job of talking with the residents about what we can recycle. They believe Manchester will be able to keep the recycling weekly.

Alderman Baumann asked about fully automated. City Administrator Perney answered that it would be more expensive.

Alderman Ottenad made the motion that (I am not really sure what to put in here. They didn't really say anything but that they make the motion._____). The motion was seconded by Alderman Baumann and carried unanimously, without objection.

City Administrator Perney stated that there was information available in the back that explains what is bad for recycling.

b. Boundary Commission Report

City Administrator Perney said there was a special public hearing for all cities that had submitted a map plan for annexation. He said the City won't know until April if we are approved for the map plan.

Mayor Clement stated that this would require a certain threshold.

City Administrator Perney stated that this would go to a vote.

c. Lt. Lancey's retirement, and Chief Walsh's retirement

City Administrator Perney stated that the City has learned that Chief has announced his retirement and his last day will be January 4, 2019. Chief Walsh has been with the city 35 years.

- d. Hired a HR coordinator, in process of interviewing for an AP clerk and IT

City Administrator Perney stated they did hire an HR coordinator Chelsea Hutt and will be starting next week. They currently are still interviewing AP Clerk and IT positions.

- e. Grand Glaize Library opening on September 13, with a ribbon cutting at 8:45 a.m.

City Administrator Perney stated the Grand Glaize Library will be opening on September 13. They will have a ribbon cutting at 8:45 a.m. everyone is welcome to come.

- f. List of Paid Bills (Warrant dates of August 19 - September 1, 2018)

There were no questions.

8. REPORTS FROM COMMITTEES

- a. Planning and Zoning Commission

Alderman Hamill stated they were supposed to meet, but didn't have a quorum, so there was no meeting. There will be one next week.

- b. Homecoming Committee

Alderman Ottenad stated they did meet on August 22. There has been 94 businesses had donated items for the raffle. They are encouraging people to spend money on the main raffle, because there are good prizes. Homecoming opens Friday night at 6:00 p.m., then Saturday at noon and Sunday at noon. He said hopefully the weather will be good.

9. ACTION ON OLD BILLS

- a. BILL # 18-2346 - AN ORDINANCE AMENDING THE CODE OF ORDINANCES PERTAINING TO AGE QUALIFICATIONS TO BE ELECTED AS AN ALDERMAN - TO AGREE WITH STATE STATUTE

Alderman Huether read for the second time Bill # 18-2346, entitled: "AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER BY UPDATING SECTION 110.010 RELATING TO THE QUALIFICATIONS TO BE ELECTED AS AN ALDERMAN IN THE CITY OF MANCHESTER", by title only.

Alderman Huether made the motion that Bill #18-2346 become Ordinance # 18-2230. The motion was seconded by Alderman Ottenad.

A poll of the Board:

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.

c. Amended Bill # 18-2347 - AN ORDINANCE AMENDING THE DEER CONTROL POLICY

Alderman Toben stated they amended the Bill to look at any that is hunting in the City Property under the age of 18 needs to be with their legal guardian or parent over the age of 18 with the proper codes and permits.

Alderman Toben read Amended Bill # 18-2347 for the first time, entitled: "AN ORDINANCE AMENDING THE ARTICLE V OF CHAPTER 205 OF THE MUNICIPAL CODE RELATING TO THE CITY'S DEER CONTROL POLICY AND HUNTING REGULATIONS," by title only.

Alderman Toben made the motion for emergency legislation. The motion as seconded by Alderman Ottenad and carried unanimously, without objection.

Alderman Toben read for the second time Bill # 18-2347, entitled: "AN ORDINANCE AMENDING THE ARTICLE V OF CHAPTER 205 OF THE MUNICIPAL CODE RELATING TO THE CITY'S DEER CONTROL POLICY AND HUNTING REGULATIONS," by title only.

Alderman Toben made the motion that Bill # 18-2347 become Ordinance # 18-2231. The motion was seconded by Alderman Ottenad.

A poll of the Board:

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

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

10. INTRODUCTION OF NEW BILLS

a. BILL ESTABLISHING THE 2018 PROPERTY TAX LEVY

Alderman Ottenad introduced Bill #18-02348, entitled: "AN ORDINANCE ESTABLISHING AND LEVYING THE RATE OF TAXATION UPON ALL REAL AND PERSONAL PROPERTY IN THE CITY OF MANCHESTER FOR CALENDAR YEAR 2018", by title only.

No further action at this time.

- d. Bill approving a Special Use Permit for a gasoline service station at 14401 Manchester Road

Alderman Hamill introduced Bill # 18-2349, entitled: "AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO SUNTRUP WILLIAM N TRUSTEE TO OPERATE A SERVICE STATION, WITH SERVICE FACILITIES AND/OR OTHER RETAIL SALES, INCLUDING THE SALE OF INTOXICATING LIQUOR IN THE ORIGINAL PACKAGE AT 14401 MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.240(C)(18) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER" by title only.

No further action at this time.

- e. BILL AMENDING THE CODE OF ORDINANCES TO ALLOW A \$7 FEE TO BE ASSESSED ON ALL VIOLATIONS FOR THE FUNDING OF THE STATEWIDE COURT AUTOMATION SYSTEM

Alderman Nolte introduced Bill # 18 - 2350, entitled: "AN ORDINANCE AMENDING MUNICIPAL COURT COSTS, SECTION 130.280 OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER.

No further action at this time.

- f. RESOLUTION ENTERING INTO AN AGREEMENT WITH M & H CONCRETE CONTRACTORS, INC. FOR CONCRETE STREET SLAB REPLACEMENTS

Alderman Huether introduced Resolution # 18-0643 entitled: "A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ENTER INTO AN AGREEMENT WITH M & H CONCRETE CONTRACTORS, INC. IN AN AMOUNT NOT TO EXCEED ONE MILLION, FOUR HUNDRED EIGHTEEN THOUSAND, SIX HUNDRED THIRTY-SIX DOLLARS AND FORTY-EIGHT CENTS (\$1,418,636.48), INCLUDING A FIVE PERCENT (5%) CHANGE ORDER IN THE AMOUNT OF SIXTY-SEVEN THOUSAND, FIVE HUNDRED DOLLARS (\$67,500.00) FOR UNFORESEEN WORK CONDITIONS FOR THE 2018 "PROPOSITION S" CONCRETE STREET IMPROVEMENTS PROJECT IN VARIOUS LOCATIONS THROUGHOUT THE CITY OF MANCHESTER," by title only.

Mayor Clement stated this is the first expenditure from Prop S funds.

Alderman Ottenad asked if people cannot attend the meeting, will there be something out there that will tell the streets.

Director of Public Works Bob Ruck stated there will be something on the website.

Alderman Huether made the motion for approval of Resolution # 18-0643. The motion was seconded by Alderman Ottenad and carried 6 - 0, with no objections from the Board.

Alderman Huether made the motion for approval of Resolution # 18-0643. The motion was seconded by Alderman Ottenad and carried 6 - 0, with no objections from the Board.

g. RESOLUTION ENTERING INTO AN AGREEMENT FOR ASPHALT STREET OVERLAY ON JOYCE ANN DRIVE

Alderman Baumann introduced Resolution # 18-0644 entitled: "A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ENTER INTO AN AGREEMENT WITH BYRNE & JONES CONSTRUCTION IN AN AMOUNT NOT TO EXCEED ONE HUNDRED FIFTY-EIGHT THOUSAND, FOUR HUNDRED EIGHTY-SEVEN DOLLARS AND FORTY-FIVE CENTS (\$158,487.45), WHICH INCLUDES A FIVE PERCENT (5%) CHANGE ORDER IN THE AMOUNT OF SEVEN THOUSAND, FIVE HUNDRED DOLLARS (\$7,500.00) TO BE USED FOR UNFORESEEN WORK CONDITIONS, FOR THE 2018 ASPHALT OVERLAY PROJECT FOR JOYCE ANN DRIVE AND FOR THE AQUATIC CENTER CIRCLE DRIVE AND THE UPPER PARKING LOT BETWEEN THE AQUATIC CENTER AND THE PLAYGROUND AT PAUL A. SCHROEDER PARK," by title only.

Alderman Baumann made the motion for approval of Resolution # 18-0644. The motion was seconded by Alderman Ottenad and carried 6 - 0, with no objections from the Board.

11. MISCELLANEOUS

a. Comments from the Public

Mrs. Sharon Owens, 107 Baxter Acres Drive, asked about the small businesses around the fire station.

Mr. Chris Suntrup stated there are two businesses there on a month-to-month basis.

Mrs. Owens stated she thinks it would be nice that more people be notified because it will be impacting many people.

Mr. Lou Salamone, of Suburban Bowhunters, 319 Quinnmoor, he wanted to thank the Board for approving the Deer control Ordinance but if he has to go knock on doors they will not accomplish what they were hoping for. He would like the help they can give him with the information and try to get this accomplished.

Ms. Karen Bode Baxter said she would like to offer herself as someone that can talk to someone at MoDOT.

Mr. Craig Suntrup, owner of BMW West St. Louis, stated that the Board approved some square footage last year. He said what is currently there is a Old firehouse building that his uncle purchased 8-10 years ago. Part of the reason of them leaving was because they got something new. It has been on the market, and no one is going to come in and make it something like a yoga studio. Real estate is too expensive. The firehouse is right on Manchester Road, and the gas station will give more site distance.

Mr. Ken Aston said that the building has been sitting there, and it has been vacant. He discussed the vacant Schnucks on Clayton Road for almost 25 years. They have turned down improvements and they have finally got a beautiful development. To rush into a gas station is wrong.

Director of Public Works Bob Ruck announced that starting next Monday, the Spring Meadows Drive bridge over Grand Glaize Creek will be closed until through the end of November.

12. ADJOURNMENT

At 8:16 p.m., there being no further business, Alderman Hamill made the motion to adjourn. The motion was seconded by Alderman Toben and carried unanimously, without objection. The meeting adjourned at 8:16 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MPCC
City Clerk

Note: This is a journal of the Board of Aldermen meeting held Tuesday, September 4, 2018, (summary); not a verbatim transcript. If a recording of the meeting is desired, please contact City Hall.