



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING  
OF MONDAY, JANUARY 18, 2021  
BY VIDEO CONFERENCING ON ZOOM**

1. CALL TO ORDER

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

2. ROLL CALL AND STATEMENT OF QUORUM

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

3. APPROVAL OF THE MINUTES

a. Minutes of the Monday, January 4, 2021 Board of Aldermen Public Hearing

Alderman Ottenad made the motion to approve the Minutes of the Monday, January 4, 2021 Board of Aldermen Meeting Public Hearing. The motion was seconded by Alderman Huether and carried unanimously, with no objections from members of the Board of Aldermen.

b. Minutes of the Monday, January 4, 2021 Board of Aldermen Regular Meeting

Alderman Ottenad made the motion to approve the minutes of the Monday, January 4, 2021 Board of Aldermen Regular Meeting. The motion was seconded by Alderman Huether and carried unanimously, with no objections from members of the Board of Aldermen.

4. ESTABLISHMENT OF ORDER OF ITEMS ON THE AGENDA

Alderman Ottenad made the motion to approve the Order of Items on the Agenda, as submitted. The motion was seconded by Alderman Huether 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

Mayor Clement stated that there was a comment that was emailed to City Clerk Justin Klocke that will be added to the minutes as an attachment.

6. REPORTS FROM THE MAYOR

a. Tree Advisory Board Nomination – Ms. Jane Sharp, Ward 2

Mayor Clement nominated Ms. Jane Sharp to the Tree Advisory Board.

Alderman Huether made the motion that Jane Sharp be renominated to the Tree Advisory Board. 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 reminded everyone of the Electronic/Metal Recycling event that happened last Saturday, January 16 from 8 to 11 a.m. at Paul Schroeder Park. There were a total of 532 cars that came through to recycle.

Mayor Clement said they held a tree Board meeting, and they are bringing a lot of good stuff to the table. He said the Parks Department just got their tree inventory. They did learn a fair amount of Ash Trees are in Manchester Parks.

Mayor Clement wanted to let everyone know that the Park's sign-ups start February 1<sup>st</sup>. The Manchester Message should be in homes the first week in February to see the programming that is going on.

Mayor Clement said he held his Conversations with the Mayor. There were about 10 people who joined him along with several members of staff. He hopes everyone can join the next Chat with the Chief that will be held January 27 at 9 a.m.

7. REPORTS FROM THE CITY ADMINISTRATOR

a. Manchester Police Department Accreditation Report – Capt. Craig Smith

City Administrator Larry Perney stated he invited Captain Craig Smith has to come in and advise the Board where they are on the accreditation process.

Captain Craig Smith stated last June he completed writing the entire policy manual for the police department. He is now working on building policy files. He hopes to have it approved and Manchester accredited by the summer of 2022.

b. Body-Worn Camera Report – Capt. Craig Smith

Captain Craig Smith stated the shipment of all the body cameras has been delivered. He has been in touch with the Watchguard program manager and they will be in touch with him sometime this week to make arrangements for the setup, training and deployment.

Sergeant Ed Skaggs has been named as the Body Camera Manager and Coordinator for the Police Department.

Chief of Police Scott Will stated that he could do that and will talk about it at the next Chat with the Chief.

City Administrator Larry Perney stated that in regard to the Covid vaccinations, the City has started registration through the county website. The City is pre-registered and our team members. The police officers will go through the Police Association.

Pertaining to the Commerce Building, City Administrator Perney stated at the last Board of Aldermen meeting the Board approved for him to sign the agreement. Manchester has a due diligence period so they will now do a survey and an environmental study.

City Administrator Perney stated they have also spoken to Commerce about financing. Financing will take 30 days, so they have not started that process yet. They will start once they do their due diligence.

City Administrator Perney stated they have been in contact with an architect to look at remodeling it.

c. List of Paid Bills (Warrant dates of 01-04-2021 to 01-17-2021)

There were none.

8. REPORTS FROM COMMITTEES

a. Planning and Zoning Commission

Alderman Hamill stated they did meet. They had two cases on the Agenda. One was an amended site plan to 14437 Manchester that was approved. He stated the other case was a site plan for the Bend at Sulphur Spring that was also approved.

b. Veterans Commission

Alderman Huether stated they met January 13. She said that in the February Manchester Message there is an announcement of a new program that the commission is launching. It is a street light banner program honoring Manchester's Veterans, that is called "Hometown Heroes."

Alderman Huether stated they are exploring our community's involvement in the upcoming 20<sup>th</sup> anniversary of the flags of valor display on Art Hill. It is the installation of 7,500 individualized memorial tribute flags that are flown on Art Hill in honor of Heroes that lost their lives on the war on terror. In addition to that they will include a special memorial flag for the first responders that ran into danger on 9/11.

Alderman Huether stated that Manchester will be hosting a meeting with the Veterans Community Project. Currently, the Veterans Community Project is based in Kansas City, it is a tiny home village to help home Veterans but also helps Veterans with employment, healthcare and a variety of other services they need to move on and recover

from trauma.

c. Homecoming Committee

Alderman Ottenad stated the Homecoming committee did not meet.

d. Audit and Finance Committee

Alderman Baumann stated there was nothing to report. They do have a meeting coming up on February 16.

9. ACTION ON OLD BILLS

a. BILL NO 21-2423 – 322 HIGHLANDS BOULEVARD DRIVE REZONING AND SITE PLAN AUTHORIZATION

Alderman Toben read for the second time Bill #21-2423, entitled: “AN ORDINANCE PROVIDING FOR THE REZONING OF A PARCEL CONSISTING OF 19.77 ACRES SUBMITTED BY ELITE DEVELOPMENT SERVICES, LLC, OWNER UNDER CONTRACT, TO PRD PLANNED RESIDENTIAL DEVELOPMENT DISTRICT AND APPROVING A PRELIMINARY SITE DEVELOPMENT PLAN PER APPLICATIONS 20-REZ-001 AND 20-SP-017”, by title only.

Alderman Toben asked when the development would begin construction.

Ms. Katherine Moore, with Elite the Developer answered they would hope to break ground this year as far as land development and land grading. They would not build homes until the land development and grading is done and that will take some time, then they will get the road in and then start building houses.

Alderman Toben made the motion that Bill #21-2423 become Ordinance #21-2308. The motion was seconded by Alderman Huether.

A poll of the Board showed:

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

Mayor Clement announced the motion passed 4 – 2, with no objections from the Board.

10. ACTION ON NEW LEGISLATION

a. RESOLUTION NO 21-0781 – SPECIAL USE EXTENSION – 14401

## MANCHESTER ROAD

Alderman Baumann introduced Resolution #21-0781, entitled: "A RESOLUTION AUTHORIZING A SEVENTH EXTENSION OF TIME FOR THE EXPIRATION OF A SPECIAL USE PERMIT FOR 14401 MANCHESTER ROAD", by title only.

Director of Planning, Zoning, and Economic Development Melanie Rippetoe stated that they are hopeful this will be their last extension. They anticipate Henry Avenue to have the additional lane put in by early February. They do expect it to take less than a week to complete with no lane closures. She said once they obtain their business license, they will not have to apply for the continuation of the extension of the Special Use Permit.

Alderman Baumann asked if Manchester was making sure they do the road before we issue the business permit. Director Rippetoe answered yes.

Alderman Baumann made the motion for approval of Resolution #21-0781. The motion was seconded by Alderman Ottenad and carried 6 - 0, with no objections from the Board.

- b. RESOLUTION NO 21-0782 - CONSTRUCTION MANAGEMENT SERVICES CONTRACT AUTHORIZATION - 1006 HAZEL FALLS DRIVE STREAMBANK RESTORATION PROJECT

Alderman Hamill introduced Resolution #21-0782, entitled: "A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ENTER INTO A CONTRACT WITH STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. IN AN AMOUNT NOT TO EXCEED TWENTY THOUSAND DOLLARS (\$20,000.00) TO PROVIDE THE CITY WITH SURVEYING AND DESIGN STUDY/PRICING PLAN DEVELOPMENT SERVICES FOR THE 1006 HAZEL FALLS DRIVE STREAMBANK RESTORATION PROJECT IN THE CITY OF MANCHESTER", by title only.

Alderman Ottenad asked how many homes are involved in this project.

Mayor Clement answered he visited this with Director Bob Ruck last summer and he would say 3 homes.

Alderman Hamill made the motion for approval of Resolution #21-0782. The motion was seconded by Alderman Ottenad and carried 6 - 0, with no objections from the Board.

- c. RESOLUTION NO 21-0783 - CONSTRUCTION MANAGEMENT SERVICES CONTRACT AUTHORIZATION - DOUGHTERY FERRY ROADWAY IMPROVEMENTS PROJECT

Alderman Huether introduced Resolution #21-0783, entitled: "A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ENTER INTO A CONTRACT WITH HORNER & SHIFRIN, INC. IN AN AMOUNT NOT TO EXCEED FORTY-NINE THOUSAND SIX HUNDRED THIRTY-THREE DOLLARS AND ZERO CENTS (\$49,633.00) TO PROVIDE THE CITY WITH CONSTRUCTION MANAGEMENT SERVICES FOR THE DOUGHERTY FERRY ROAD ROADWAY IMPROVEMENTS PROJECT IN THE CITY OF

MANCHESTER” by title only.

Alderman Huether asked for a timeline for the project.

Director of Public Works Dave Pracht answered it is currently out to bid right now and hopes to have this started in late spring or early summer.

Alderman Huether made the motion for approval of Resolution #21-0783. The motion was seconded by Alderman Ottenad and carried 6 – 0, with no objections from the Board.

d. RESOLUTION NO 21-0784 - 2021 BULK FUEL PURCHASE AUTHORIZATION

Alderman Nolte introduced Resolution #21-0784, entitled: “A RESOLUTION APPROVING THE 2021 BULK PURCHASE OF REGULAR UNLEADED GASOLINE AND ULTRA LOW SULFUR DIESEL FUEL PURSUANT TO ST. LOUIS COUNTY’S COOPERATIVE PROCUREMENT CONTRACT AND AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ISSUE PURCHASE ORDERS THEREFOR”, by title only.

Alderman Nolte made the motion for approval of Resolution #21-0784. The motion was seconded by Alderman Ottenad and carried 6 – 0, with no objections from the Board.

11. MISCELLANEOUS

a. Comments from the Public

Alderman Baumann stated that Chief Will sent an email about the K-9 out to the Board, and he was wondering where the City stands with that currently.

Chief Will answered we are looking for someone to take the dog. The previous owner does not want the dog back.

Alderman Baumann inquired if we will be pursuing another dog. Chief Will answered not at this time.

Alderman Baumann stated he supports Manchester getting another dog. He believes there are other Aldermen that supports his feelings.

Alderman Nolte stated he supports getting another dog. He said Manchester did spend money to get a K-9.

City Administrator Perney stated that there are liability concerns with getting another dog. He wonders if there is a benefit of a public relations dog that outweigh the risks.

Alderman Toben stated he also supports getting another K-9. He said there are three things that are important to discuss: public relations, functionality, and the morale booster. He believes this situation could help not just in Manchester but the police force in general.

Alderman Huether stated that she would support exploring this further. She thinks City Administrator Perney's liability concerns are very real, so she would like to hear more information about an investment on an animal that is more trained. She said she believes this falls under the Chief's discretion.

Alderman Ottenad stated that she agrees with Alderman Huether. She wondered how the Chief feels about getting another dog or if he wanted to wait.

Chief Will stated that City Administrator Perney's feelings are valid, and he does not believe they are going to change between now and later. He does think there is a lot of validity to what Alderman Huether said. He said the dog that they received was four or five years old, and did have a problem with the handler. He has spoken to several different trainers and all have the agreement that the dog was already grown up and is set in his ways.

Chief Will stated if they were to move forward, he would want to get a new dog that could be trained. He does think that both Alderman Toben and City Administrator Perney both make great points.

## 12. ADJOURNMENT

There being no further business, Alderman Nolte made a motion to adjourn. The motion was seconded by Alderman Huether and carried unanimously. The meeting adjourned at 7:39 p.m.

Respectfully submitted,  
Michelle Melugin  
Deputy City Clerk

**Note:** This is a journal of the Board of Aldermen meeting held Monday, January 18, 2021, (Summary); not a verbatim transcript. If a recording of the meeting is desired, please contact City Hall.

Dear Mr. Mayor, Mr. Ben Tobin and Rich Baumann of my Ward 3 and other members of the Board of Aldermen for the City of Manchester:

I am a very long-term resident of this area since 1963, My In-Laws are buried at Manchester Methodist and Friends at St Joe's. When I consider my Home Base, it is right here in Manchester MO.

To the subject in bullet point arrangement:

- I have witnessed many necessary shifts and changes that Manchester has methodically moved through.
- About three years ago, my wife and I decided to own and occupy a residence in the Big Bend Woods Condos off Hanna Road.
- Of course, this complex has an HOA, Bilaws and Owners as Board Members. Whether these Rules and Regulations have been updated or run concurrent with Missouri and Municipal State Laws and Requirements is at question.
- Our Board of Directors, for whatever reason, does not choose to follow municipal law; again, for whatever reason.
- Recently, our nation has been divided and witnessed activities never before considered. Similar actions are also present in our neighborhood. The atmosphere here does not feel safe. I feel threatened.
- Some residents in my neighborhood have been acting out, for whatever reason, following the misguided and perhaps illegal and intimidating manners displayed on media as 'allowable'. I am challenging this behavior on my own, in my own manner. I have personally engaged other residents.
- HOA's control external elements of our Common Grounds.
- Our streets are private as well.
- I can not walk in my own neighborhood without being confronted politically and by the Laws of this Municipality, illegally.
- I have contacted each Member of our Board of HOA directly, by phone regarding a civil conversation about my Life here. There has been no response in any way.
- I have waited until time has expired as dictated by the Laws of Manchester and see no evidence of any response, or stricter enforcement by my HOA Board which I understand is their possible path of action.

I am a local, ran a business here, went to a local high school and college and have Show Me sensibilities. This includes providing possible solutions that may be of a healing and progressive nature to any problem. This follows here:

- Boards need to be "indoctrinated" and led by municipal leadership. They DO NOT know enough. Perhaps an annual seminar from a perspective of gratitude and education for Service? Right now, I am giving the benefit of doubt to ignorance of the law, governmental function and fear from political fervor whipped into our culture. This is not an adequate resource for citizens or Board Members, nor are video surveillance, finger pointing, calls to the Police or Lawsuits.
- Mandatory reviews of HOA Bi-Laws and Regulation to be completed within a stated time frame so that they are consistent with State and Municipal Laws.
- Mandatory open meetings of Boards that are currently closed and secretive. Transparency and Light are essential to freedom.



- Adoption of effective, broadly defined Hate Laws and Guidelines for our Municipality that include political and civil intimidation including how it is to be documented. Perhaps an officer of some position can be assigned to this role?
- The assignment of a municipally designated Ombudsman, or a ward Alderman, when Boards are struggling for whatever reason.

I am open to your contacts by email and am willing to participate in your guidance for resolutions.

I would Carbon Copy this letter to our Board in transparency, but the site: [www.bbwoodscondos.org](http://www.bbwoodscondos.org) is out of order, which serves as a point of reference for my travail.

Sincerely,  
Joel Amant  
636-225-0046  
[joelamant@gmail.com](mailto:joelamant@gmail.com)