



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING
OF MONDAY, FEBRUARY 1, 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 18, 2021 Regular Board of Aldermen Meeting

Alderman Nolte made the motion to approve the minutes of the Monday, January 18, 2021 Regular Board of Aldermen Meeting. The motion was seconded by Alderman Hamill and carried unanimously, with no objections from any 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 Nolte 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. Mayoral Proclamation – Mr. Nathaniel Scott

Mayor Clement gave a proclamation to Mr. Nathaniel Scott who received his Eagle Scout Designation.

b. Mayoral Proclamation – Mr. Ben Scott

Mayor Clement gave a proclamation to Mr. Ben Scott who received his Eagle Scout Designation.

c. Mayoral Proclamation – Mr. Jacob Scott

Mayor Clement gave a proclamation to Mr. Jacob Scott who received his Eagle Scout Designation.

d. Audit and Finance Committee Appointment
- Ms. Joyce Markowski, Ward 2

Mayor Clement nominated Ms. Joyce Markowski to the Audit and Finance Committee Appointment.

Alderman Ottenad made the motion that Joyce Markowski be nominated to the Audit and Finance Committee Appointment. The motion was seconded by Alderman Huether and carried unanimously, with no objections from any members of the Board of Aldermen.

e. Mayoral Report

Mayor Clement stated that along with Alderman Ottenad and Aldermen Huether they are hosting a Ward Two subdivision trustee meeting on February 3, 2021. They are trying to reconnect everyone together. There will be staff also at this meeting. He hopes this works so they can have these meetings in Ward One and Ward Three.

Mayor Clement stated that Manchester has signed an agreement with a healthcare company to provide drive through Covid testing. It will take place on the lower lot of the Paul Schroeder Park just like how Manchester does the drive-through e-cycling event. They are hopeful that if everything goes well, they will turn it into a vaccination site.

Mayor Clement stated that there are some upcoming parks programs coming up he wanted everyone to be aware of. They will have wine glass painting, senior dance class and the end of February Snowman contest.

Mayor Clement stated that the Municipal League brought a lawsuit against Charter Communications. The Municipal League won but he believes they will appeal it. If that fails it will be a large settlement for the City of Manchester along with other cities.

7. REPORTS FROM THE CITY ADMINISTRATOR

a. Introduction of City Staff
- Mr. Tyler Jaycox, Assistant Director of Public Works

Director of Public Works Dave Pracht introduced Tyler Jaycox to the Board.

b. Police Department Command Staff Proposal – Chief Scott Will

Chief Scott Will stated that it has become clear to him and the other command staff along with other officers they do need additional oversight with the officers and need additional command staff. Chief Will stated that they have wanted to do this for some time.

Alderman Ottenad made the motion to add another lieutenant to the command staff in the Police Department. The motion was seconded by Alderman Hamill and carried unanimously, with no objections from any members of the Board of Aldermen.

c. K-9 Unit Report – Chief Scott Will

Chief Scott Will stated he appreciated the Boards support but as he looked at it, he believes we jumped into it. He thinks we need to step back and suspend the K-9 at this time and re-evaluate at a later time.

Mayor Clement stated he believes the Police Department is almost at full strength. Chief Will stated that he can say they have had three candidates in mind; two doing backgrounds and one waiting on the final evaluations and getting a start date for that officer.

d. List of Paid Bills (Warrant dates of 01-17-2021 to 01-31-2021)

There were no questions.

8. REPORTS FROM COMMITTEES

a. Planning and Zoning Commission

Alderman Hamill stated they did meet and had a number of cases in front of them. They had two site plans for new homes that were approved, a sign permit for the new BP and a Special Use Permit for a piece of land at 115 Baxter for the St. Louis County Police Chief's Association that was also approved.

b. Veterans Commission

Alderman Huether stated they met on January 28 and hosted the Veterans Community Project, which is an organization project that provides transitional housing in a form of tiny homes and wrap around services to homeless veterans.

c. Homecoming Committee

Alderman Ottenad stated the Homecoming Committee did not meet.

d. Audit and Finance Committee

Alderman Baumann stated they did not meet but there is a meeting scheduled for

February 16, 2021.

9. ACTION ON OLD BILLS

- a. None

10. ACTION ON NEW LEGISLATION

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

Alderman Ottenad introduced 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 Huether had a question about the City’s right to maintain public right-of-way and the procedures for the Arborist.

City Attorney Paul Rost stated he believed the arborist is brought in when there is a problem with the tree itself not when the City would need to widen the road or something of that nature. He said there still is an appeal process for other situations.

Nothing further action at this time.

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

Alderman Hamill introduced 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.

No further action at this time.

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

Alderman Huether introduced 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 Ottenad wanted to know if the Saxony Trustees had been advised of the restrictions on construction traffic and where workers will have to park. She wants to know if they know where they can address complaints/concerns from their residents.

Director of Planning, Zoning and Economic Development Melanie Rippetoe stated that they did email the Saxony Estates Trustees an agreement that Manchester has with Elite Development regarding the heavy construction traffic. She said it is also in the conditions listed in the Ordinance and also on the Site Plan.

Alderman Ottenad asked if there is anything about the developer being responsible for fixing streets damaged during construction. Director Rippetoe stated the streets around the development are scheduled to be fixed and they have said that the heavy construction traffic will be off Highlands to minimize damage.

City Attorney Rost stated there is not a specific section in this Ordinance that is pertaining to that, but we will be relying on the regular City Ordinances with damage to public infrastructure. He said it will be more of a problem of knowing who caused the damage. The City will be vigilant on watching the streets throughout this construction.

Mayor Clement stated that City Administrator Perney has spoken to the Police Department since they are adjacent to the construction site. The Police Department will be the eyes for the City.

No further action at this time.

d. RESOLUTION NO 21-0785 – LYCEUM BUILDING EXTERIOR RENOVATION PROJECT AUTHORIZATION

Alderman Toben introduced Resolution NO. 21-0785, entitled: “A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ENTER INTO A CONTRACT WITH GREY CONSTRUCTION SERVICES, LLC IN AN AMOUNT NOT TO EXCEED ONE HUNDRED FORTY-SIX THOUSAND FOUR HUNDRED SEVENTY-SIX DOLLARS (\$146,746.00) INCLUDING A SEVEN (7) PERCENT CHANGE ORDER FOR UNFORESEEN CONDITIONS FOR CONSTRUCTION IMPROVEMENTS KNOWN AND REFERRED TO AS THE HISTORIC 1894 LYCEUM BUILDING SELECTIVE EXTERIOR RENOVATIONS PROJECT.

Alderman Baumann stated that he sent an email out about the line-item cost of adding on the water filtration and the siding, He is inquiring if those are necessities. He understands that the balcony is a safety concern and needs to be fixed but he is unsure of the filtration and the siding.

Director Bob Ruck stated that this was the first attempt to get the project in the scope of the funding allocated for this. He understands with the new information with City Hall moving and the expenditures, the balcony needs to get done but the water leaking in the basement is also a concern. The siding could wait. He said we could reduce this based on what the Board is comfortable doing.

Alderman Ottenad stated she would like to see the project go through as it is being presented to them.

Alderman Toben made the motion for approval of Resolution #21-0785. The motion was seconded by Alderman Hamill and carried 6 – 0, with no objections from the Board.

11. MISCELLANEOUS

a. Comments from the Public

There were no comments.

12. ADJOURNMENT

There being no further business, Alderman Baumann made a motion to adjourn. The motion was seconded by Alderman Huether and carried unanimously. The meeting adjourned at 7:52 p.m.

Respectfully submitted,
Michelle Melugin
Deputy City Clerk

Note: This is a journal of the Board of Aldermen meeting held Monday, February 1, 2021, (Summary); not a verbatim transcript. If a recording of the meeting is desired, please contact City Hall.

I see Feb 1st BOA meeting. I'll zoom meeting..I see where 2 items are on the agenda that I have input on..The sidewalks proposed on both sides of Manchester Rd..What a waste of Grant money..You have cobblestone on South side which looks great.. so you have a vacant building @ Manchester rd in front of BBQ rest.. then some small shops then you have a vacant mortgage building Tv building vacant, then 2 condemned homes then a small Bz then a cremation place which I believe is vacant, then the old post office which came to P&Z to fix that building up, see no progress there, so what is it that I'm exactly wanting to walk to? On the North side its narrow has large telephone poles in way, small shops/vacant former photo biz. How do you cross the street.. I wouldn't cross Manchester rd, too dangerous.. and where do you park, in someone's Biz parking lot? Now Manchester approved the Commerce bank Building for 1.6Mil..Why?.. I pass by the beautiful Police Station and rarely do I see cars in front, place is massive.. you mean to tell that the City Hall cant be placed in here? How many employees and how much space do you need? So when I walk into the old City Hall I see just a few employees.. and I see in Manchester's Message and I quote " the city has not done alot of thinking around its use" what to do with the Lyceum, so now we get another huge vacant building in Manchester..The Grant for another strip of road from Big Bend to Carmen (Labronne) apparently getting all new concrete/sidewalks why? Now Manchester rd/Big Bend/Sulphur Springs/Hanna Carmen/Weidman/Henry and numerous other side streets etc most all are blacktop. Now some of these are (I guess are St L Co maintained) So why this street? I have had family live in Manchester since mid 70's and myself in area over 30plus yrs, so why in heck when you come off 141 and take old 141 to the hairpin turn has never been touched, hundreds of thousands of cars take that turn yearly. Busses/trucks difficulty in that turn, and numerous times I had to slow down bc someone turned wide and I would have been hit in my vehicle.. The 8.5 acres property is for sale by Hilbert (TB developed by builder some day/) and there is a pie shaped lot that thru engineering could be made much better for traffic.. another use for funds.. the small cemetery on Hanna/Old Meramac Rd has a rd that runs parallel to cemetery..have you taken the 1 way rd past decade? Its horrible the first 200ft or so..Do residents want it that way? I luv to see progress in Manchester just ask Mayor Mike.. just my input..Thanx for reading.. JOHNNY