



**MINUTES OF THE PUBLIC HEARING OF  
MONDAY, APRIL 18, 2022  
SPECIAL USE PERMIT TO ALLOW PHYSICAL THERAPY AT  
14585-14587 MANCHESTER ROAD.**

**CALL TO ORDER**

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

**ROLL CALL AND STATEMENT OF QUORUM**

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

**PUBLIC HEARING**

**“Case #22-SUP-001:** David Candy of Movement 4 Life Physical Therapy, on behalf of Delphi Realty, owner, has applied for a Special Use Permit to allow “Physical Therapy” to be located at 14585-14587 Manchester Road in the “C-1” Commercial District. “

Speaking as a proponent Irene Duros, owner of the property, and Dave Candy, business owner, stated that the business was already operating in Manchester and would be moving locations to have more space and offer more services. Mr. Candy continued that he would expand the physical therapy offered to also offer wellness classes.

*COMMENTS FROM OPPONENTS, QUESTIONS OR COMMENTS FROM THE PUBLIC*

Alderman Huether inquired about the wellness classes. Mr. Candy responded that they would be open to the public and current clients. He continued that the number of classes provided would vary on interest.

Alderman Nolte reported that the case comes from the Planning & Zoning Commission with a favorable recommendation.

**ADJOURNMENT**

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



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING  
OF MONDAY, APRIL 18, 2022  
AT 200 HIGHLANDS BOULEVARD DRIVE**

**CALL TO ORDER**

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

**ROLL CALL AND STATEMENT OF QUORUM**

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

**APPROVAL OF THE MINUTES**

*April 4, 2022 Regular Board of Aldermen Meeting*

Alderman Ottenad made the motion to approve the minutes of the Monday, April 4, 2022 Regular Board of Aldermen Meeting. The motion was seconded by Alderman Baumann and carried unanimously, with no objections from any members of the Board of Aldermen.

**ESTABLISHMENT OF ORDER OF ITEMS ON THE AGENDA**

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

**CONSIDERATION OF PETITIONS**

*Comments from the Public*

There were none.

**REPORTS FROM THE MAYOR**

*Eagle Scout Proclamations – Connell O'Reilly and Michael Ludwig*

Mayor Clement gave a proclamation to Boys Scouts Connell O'Reilly and Michael Ludwig for their time and dedication to the mission and service to the Boy Scouts of America Troop 751.

*Mayoral Reports*

Mayor Clement notified the Board of Aldermen of upcoming Parks programming including a Servathon with Parkway School District and the Arbor Day celebration on Saturday, April 23<sup>rd</sup>.

Mayor Clement reminded the Board of the upcoming blood drive on April 28<sup>th</sup> in the Justice Center and the ceremony recognizing Alderman Carl Hudson on April 30<sup>th</sup> at 10am.

Mayor Clement announced that this year the City would be resuming appreciation dinners for the Boards and Commissions.

## **REPORTS FROM THE CITY ADMINISTRATOR**

### **Introduction of Brian Elliott - Parks Maintenance Superintendent**

Director of Parks, Recreation and Arts Schien introduced Brian Elliott as the new Maintenance Superintendent for the Parks Department. Brian had previously worked for the City as a maintenance worker before leaving to manage the CBIC Place building in Brentwood. Director Schien continued that Brian and his family continued to be a part of the Manchester community and the department is excited to welcome him back.

### **Introduction of Police Officer - Robert Gerholdt**

Captain Smith introduced Officer Robert Gerholdt as the City's new Police Officer. Officer Gerholdt was sworn in with the City on April 18, 2022, and joins the Manchester Police Department with 19 years experience from the Hazelwood PD. Prior to being a Police Officer, Officer Gerholdt was in the Navy and a part of Desert Storm as an operation specialist.

### **Police Department Substation**

City Administrator Klocke reported that Chief Will had been approached by Autumn Oaks Apartments to have a small substation in their clubhouse. Captain Smith explained that this location would be beneficial in lowering response times to the areas close to the apartment complex. He continued that it would not be a location that would conduct regular interviews with suspects, but they could utilize the space to meet with residents and spread community presence to that area of Manchester. Captain Smith answered the Boards questions about what the facility would be used for and what signage would be on the building. The Board expressed that this could be a positive expansion, but that the department would be responsible for utilizing this expansion properly.

### **Fiscal Year - 2022 - 3 Month Financial Report ending 3/31/2022**

Director of Finance Don Yucuis summarized the financial report and explained that the City was doing well in the first quarter financials.

### **New City Hall Update**

City Administrator Klocke reported that the final plans for the interior and exterior updates for the new City Hall had been received. There would be meetings in the upcoming week with the City Hall planning team and Horner and Shifrin to look over the final plans.

### **Annexation Update**

City Administrator Klocke reported that they are in the final edits of the Plan of Intent. It will come before the Board of Aldermen shortly and upon approval will be submitted to the Boundary Commission.

City Administrator Klocke updated the Board of Aldermen on projects going on in the City and commended the Police Department on assisting traffic during the closure of streets during these projects. He continued that there would be more work on Highlands Boulevard Drive and the Police Department and Public Works Department will work to see the length of the project and make sure traffic is handled as smoothly as possible.

List of Paid Bills (Warrant dates of 04-04-2022 to 04-17-2022)

There were no questions.

**Reports from the Committees**

Planning and Zoning Commission

Alderman Nolte reported that the Planning & Zoning Commission approved a Site Plan for The Fruit Stand and gave a favorable recommendation for a boundary adjustment that would be heard by the Board.

Veterans Commission

Alderman Huether stated the next Veterans Commission Meeting is schedule for April 20<sup>th</sup> at 4:30pm via Zoom. She continued that the Commission encourages everyone to join them for the upcoming Memorial Day commemoration event on Monday, May 30<sup>th</sup> at 10am at Stoecker Park.

Homecoming Committee

Alderman Ottenad stated the Homecoming Committee did not meet. The next meeting is scheduled for April 19<sup>th</sup> at 6:30pm in the Park Facility.

Audit and Finance Committee

Alderman Toben stated the Audit and Finance Committee reported that Director Yucuis explained where the City is currently regarding the budget. The next meeting is scheduled for June 2022.

Tree Advisory Board

Alderman Dodge reported that the Tree Advisory Board had a very productive meeting and that Arbor Day events would be held Saturday, April 23<sup>rd</sup>.

**ACTION ON OLD BILLS**

*None*

**INTRODUCTION OF NEW LEGISLATION**

*BILL NO. 22-2465*

*Amendment to Agreement with St. Louis County for Code Enforcement*

Alderman Huether read Proposed Bill No. 22-2465, entitled: "AN ORDINANCE AUTHORIZING AN AMENDMENT TO AN EXISTING AGREEMENT WITH ST. LOUIS COUNTY, MISSOURI FOR THE PROVISION OF CODE ENFORCEMENT SERVICES - BUILDING/SWIMMING POOL AND SPA, RESIDENTIAL, EXISTING BUILDING, MECHANICAL, ELECTRICAL, PLUMBING, EXPLOSIVES AND PROPERTY MAINTENANCE CODES," by title only.

City Administrator Klocke explained that this ordinance would just amend the agreement with St. Louis County and properly reflect that the City of Manchester does residential occupancy inspections in house.

No further action at this time.

*BILL NO. 22-2466*

*Special Use Permit for Movement 4 Life Physical Therapy*

Alderman Baumann read Proposed Bill No. 22-2466, entitled: "AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO MOVEMENT 4 LIFE PHYSICAL THERAPY, LLC TO OPERATE A PHYSICAL THERAPY CLINIC AT 14585-14587 MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.240 (C)(5)(I) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER," by title only.

No further action at this time.

*BILL NO. 22-2467*

*Boundary Adjustment for 14433 and 14435 Manchester Rd*

Alderman Toben read Proposed Bill No. 22-2467, entitled: "AN ORDINANCE APPROVING A LOT CONSOLIDATION PLAT, FOR 14433 AND 14435 MANCHESTER ROAD ("THE FRUIT STAND") BEING PART OF BLOCK 8 OF FREDERICK BARTHOLDS WESTERN ADDITION LOCATED IN THE CITY OF MANCHESTER AND AUTHORIZING THE FINAL PLAT TO BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF ST. LOUIS COUNTY, MISSOURI, SUBJECT TO CERTAIN CONDITIONS," by title only.

Alderman Toben stated Emergency Legislation has been requested, so he made the motion for approval of emergency legislation. The motion was seconded by Alderman Ottenad, and carried unanimously, with no objections.

Alderman Toben read for the second time Bill No. 22-2467, entitled: "AN ORDINANCE APPROVING A LOT CONSOLIDATION PLAT, FOR 14433 AND 14435 MANCHESTER ROAD ("THE FRUIT STAND") BEING PART OF BLOCK 8 OF FREDERICK BARTHOLDS WESTERN ADDITION LOCATED IN THE CITY OF MANCHESTER AND AUTHORIZING THE FINAL PLAT TO BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF ST. LOUIS COUNTY, MISSOURI, SUBJECT TO CERTAIN CONDITIONS," by title only.

Alderman Toben made the motion that Bill No. 22-2467, become Ordinance No. 22-2349. The motion was seconded by Alderman Ottenad.

A poll of the Board showed:

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

Mayor Clement announced that the motion passed 6 to 0, with no objections from any members of the Board of Aldermen.

## **MISCELLANEOUS**

### **Comments from the Public**

There were none.

## **CLOSED SESSION**

Alderman Nolte read "Notice is hereby given that pursuant to Chapter 610, Section 610.021 of the Revised Statutes of Missouri (the Missouri Open Meetings and Records Law) and subject to a motion duly made and adopted by roll call vote, the Board of Aldermen will hold a closed meeting for the purpose of dealing with matters relating to the following: Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys (Sec. 610.021(1) RSMo). Leasing, purchase, or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor (Sec. 610.021(2) RSMo)"

Alderman Nolte made the motion to go into closed session. The motion was seconded by Alderman Ottenad and carried unanimously, without any objections from any members of the Board of Aldermen.

A poll of the Board showed:

Alderman Toben - aye

Alderman Nolte - aye

Alderman Ottenad - aye

Alderman Dodge - aye

Alderman Baumann - aye

Alderman Huether - aye

Mayor Clement announced that the motion passed 6 to 0, with no objections from any members of the Board of Aldermen.

## **ADJOURNMENT**

There being no further business, Alderman Ottenad made the motion to adjourn. The motion was seconded by Alderman Baumann and carried unanimously. The meeting adjourned at 8:23 p.m.