



**MINUTES OF THE PUBLIC HEARING OF
MONDAY, MAY 3, 2021
BY VIDEO CONFERENCING ON ZOOM
REGARDING A SPECIAL USE PERMIT REQUEST TO
ALLOW GYMNASTIC CENTER AT
79 NATIONALWAY SHOPPING CENTER LOCATED
IN THE “PBD” PLANNED BUSINESS DISTRICT**

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 Huether, Alderman Nolte, Alderman Hamill, Alderman Ottenad, Alderman Baumann, Alderman Toben and Mayor Clement. A quorum was present.

PUBLIC HEARING

The following notice of the public hearing was then read:

“The City of Manchester Board of Aldermen shall hold a public hearing on Monday, May 3, 2021 at 7:00 p.m. at the Manchester Justice Center, 200 Highlands Boulevard Drive, to consider the following:

CASE #21-SUP-001 – Ray Overmann, dba Olympia Gymnastics, owner under contract, has applied for approval of a Special Use Permit to allow a gymnastic center as a sports team/club at 79 Nationalway Shopping Center, located in the “PBD” Planned Business District”

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. Raymond Overmann, President of Olympia Gymnastic Training Center, said they have been in business since 1979. They have been located off Weidman since 1981 and are looking for a larger space. They teach gymnastics, ninja, dance, and

cheerleading. They have special events like kids night out, birthday parties and sometimes host competitions.

Mr. Noel Fehr, realtor for Olympia Gymnastic Training Center, stated they have the property under contract to purchase. He said the facility will need some improvements such as replacing HVAC systems, lighting upgrades, and electrical. He said they plan to clean up some landscaping and the parking lot. There are no major site changes.

COMMENTS FROM OPPONENTS, QUESTIONS OR COMMENTS FROM THE PUBLIC

There were no opponents, no questions, or comments from the public.

There were no questions from the Board of Aldermen.

Alderman Hamill said the Planning and Zoning Commission gave a favorable recommendation.

ADJOURNMENT

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



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING
SESSION ONE
OF MONDAY, MAY 3, 2021
BY VIDEO CONFERENCING ON ZOOM
AT 200 HIGHLANDS BOULEVARD DRIVE**

CALL TO ORDER

Mayor Mike Clement called the Regular Board of Alderman Meeting – Session One to order at 7:07 p.m.

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.

APPROVAL OF THE MINUTES

Alderman Hamill made the motion to approve the minutes of the Monday, April 19, 2021 Regular Board of Aldermen Meeting. The motion was seconded by Alderman Ottenad and carried unanimously, with no objections from any members of the Board of Aldermen.

ESTABLISHMENT OF ORDER OF ITEMS ON THE AGENDA

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

REPORTS FROM THE MAYOR

Mayoral Proclamations

Mayor Clement read the Proclamations for National Day of Prayer, Municipal Court Professionals Week and Community Planning and Code Professionals Week.

Mayoral Report

Mayor Clement acknowledged how great it was to be back in person and said he does think this might become the model for moving forward. He said many City Councils and Boards have gone back to in person, but he sees value in keeping up with the Zoom meetings.

Mayor Clement expressed how it was a special evening when we say goodbye to Alderman Hamill and welcome to Carl Hudson.

REPORTS FROM THE CITY ADMINISTRATOR

City Administrator Larry Perney thanked the Court Administrator Colleen Skaggs for everything that the Court administration does for the City and running of the Courts. He also thanked Director Melanie Rippetoe for the great job the Planning and Zoning Department does.

List of Paid Bills (Warrant dates of 04-19-2021 to 05-02-2021)

There were no questions.

REPORTS FROM COMMITTEES

Planning and Zoning Commission

Mayor Clement thanked Alderman Paul Hamill for the work that he has done with the Planning and Zoning Commission.

Alderman Hamill stated they did meet and had two items on the agenda. One was a sign permit for the auto detailer at 901 Howard George and there was a site plan approval for an outdoor patio at Lazy River Grill. Both were approved and received a favorable recommendation by the Planning and Zoning Commission.

Veterans Commission

Alderman Huether stated they did meet. She updated the Board on the recruiting for the Flags of Valor team project. They are up to 33 volunteers and still welcoming more people.

Alderman Huether stated this year they are proud to offer scholarships for Veterans' families in need for parks programming. If you know any family that would need some assistance, please have them contact the Parks Department.

Homecoming Committee

Alderman Ottenad stated that they did not meet but their next meeting will be May 19 at 6:30 p.m.

Audit and Finance Committee

Alderman Baumann stated they did not meet.

Tree Advisory Board

Director Dave Pracht stated they appointed two new members to the Tree Advisory Board.

Alderman Toben stated he had a question from a constituent about a potential cost share program for the invasive Bradford Pear. He is not sure if Manchester would do or if it would go through St. Louis County.

Director Pracht said he has not heard of anything like that but he will look into that and get back to them.

Mayor Clement stated that Manchester had their Arbor Day Celebration. There was a planting of a new city tree.

ACTION ON OLD BILLS

BILL NO 21-2432 - MANCHESTER ROAD PEDESTRIAN IMPROVEMENTS PROJECT AGREEMENT

Alderman Ottenad read for the second time Bill #21-2432, 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 MANCHESTER ROAD PEDESTRIAN IMPROVEMENTS IN THE CITY OF MANCHESTER", by title only.

Alderman Ottenad made the motion that Bill #21-2432 become Ordinance #21-2317. The motion was seconded by Alderman Hamill.

A poll of the Board showed:

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

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

ACTION ON NEW LEGISLATION

BILL NO 21-2433 - SPECIAL USE PERMIT AUTHORIZATION - 79 NATIONALWAY SHOPPING CENTER (Emergency legislation requested)

Alderman Hamill read Proposed Bill NO #21-2433, entitled: "AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO OLYMPIAD GYMNASTIC TRAINING CENTERS, INC. TO OPERATE A GYMNASTIC CENTER AT 79 NATIONALWAY SHOPPING CENTER IN THE PLANNED BUSINESS DEVELOPMENT ZONING DISTRICT", by title only.

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

Alderman Hamill read for the second time Bill #21-2433, entitled "AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO OLYMPIAD GYMNASTIC TRAINING CENTERS, INC. TO OPERATE A GYMNASTIC CENTER AT 79 NATIONALWAY SHOPPING CENTER IN THE PLANNED BUSINESS DEVELOPMENT ZONING DISTRICT", by title only."

Alderman Hamill made the motion that Bill #21-2433, become Ordinance #21-2318. 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 that the motion passed 6 – 0, with no objections from any members of the Board of Aldermen.

RESOLUTION NO 21-0806 – CERTIFICATION OF THE 2021 GENERAL MUNICIPAL ELECTION

Alderman Nolte read Proposed Resolution NO #21-0806, entitled: “A RESOLUTION DECLARING THE RESULTS OF THE GENERAL MUNICIPAL ELECTION HELD IN THE CITY OF MANCHESTER, MISSOURI ON APRIL 6, 2021 FOR THE OFFICES OF ALDERMAN FOR WARDS I, II, AND III”, by title only.

Alderman Nolte made the motion for approval of Resolution #21-0806. The motion was seconded by Alderman Hamill and carried unanimously, without any objections from any members of the Board of Aldermen.

MISCELLANEOUS

Oath of Office

City Clerk Justin Klocke administered the Oaths of Office for Alderman Baumann, Alderman Huether and Alderman Hudson.

Mayoral Proclamation – Recognition of Alderman Paul Hamill

Mayor Clement gave a Proclamation to recognize the hard work that Alderman Paul Hamill has given over the years.

Comments from the Public

There were none.

MOTION TO END SESSION

There being no further business, Alderman Toben made the motion to close Session One. The motion was seconded by Alderman Hamill and carried unanimously. The meeting adjourned at 7:39 p.m.



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING
SESSION TWO
OF MONDAY, MAY 3, 2021
BY VIDEO CONFERENCING ON ZOOM
AT 200 HIGHLANDS BOULEVARD DRIVE**

CALL TO ORDER

Mayor Mike Clement called the Regular Board of Aldermen Meeting – Session Two to order at 7:43 p.m.

ROLL CALL AND STATEMENT OF QUORUM

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

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 Toben and carried unanimously, with no objections from any members of the Board of Aldermen.

CONSIDERATION OF PETITIONS

Comments from the Public

Elizabeth Barmeier, West News Magazine, introduced herself. She is looking forward to getting to know everyone.

REPORTS FROM THE MAYOR

Mayoral Report

No report from the Mayor.

REPORTS FROM THE CITY ADMINISTRATOR

No report from the City Administrator.

ACTION ON OLD BILLS

There were none.

ACTION ON NEW LEGISLATION

RESOLUTION NO #21-0807 - 2021 CONCRETE SIDEWALK SLAB ELEVATION CORRECTION PROJECT AGREEMENT AUTHORIZATION

Alderman Toben read Proposed Resolution NO #21-0807, entitled: "A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ENTER INTO A CONTRACT WITH LIFT RITE, INC. IN AN AMOUNT NOT TO EXCEED TWO HUNDRED AND TWELVE THOUSAND DOLLARS AND ZERO CENTS (\$212,000.00) FOR CONSTRUCTION OF IMPROVEMENTS KNOWN AND REFERRED TO AS THE 2021 CONCRETE SIDEWALK SLAB ELEVATION CORRECTION PROJECT", by title only.

Alderman Huether stated that the trial area that was included earlier this Spring is in Ward Two, and it is a noticeable difference in the quality on sidewalks. It is smoother and less of a tripping hazard.

Alderman Toben made the motion for approval of Resolution #21-0807. The motion was seconded by Alderman Huether and carried unanimously, without any objections from any members of the Board of Aldermen.

RESOLUTION NO 21-0808 - TRENCH DRAIN IMPROVEMENTS PROJECT AGREEMENT AUTHORIZATION

Alderman Huether read Proposed Resolution NO #21-0808, entitled: "A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ENTER INTO A CONTRACT WITH BI-STATE UTILITIES CO. NOT TO EXCEED ONE HUNDRED AND SIXTY THOUSAND SEVENTY-EIGHT DOLLARS AND ZERO CENTS (\$160,078.00) FOR THE INSTALLATION OF TRENCH DRAIN STRUCTURES AND REPLACEMENT OF CURB INLETS THROUGHOUT THE CITY OF MANCHESTER", by title only.

Alderman Huether asked about the timeline. Director Pracht stated that he is not sure when the project will start but when he has an answer, he will be notifying the Board.

Alderman Huether made the motion for approval of Resolution #21-0808. The motion was seconded by Alderman Ottenad and carried unanimously, without any objections from any members of the Board of Aldermen.

RESOLUTION NO 21-0809 - CHANNEL B DINARD DRIVE STREAMBANK RESTORATION PROJECT AGREEMENT AUTHORIZATION

Alderman Ottenad read Proposed Resolution NO #21-0809, 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 SIXTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS (\$67,500.00) FOR THE ENGINEERING DESIGN SERVICES FOR THE CHANNEL B - DINARD DRIVE STREAMBANK RESTORATION PROJECT IN THE CITY OF MANCHESTER", by title only.

Alderman Ottenad made the motion for approval of Resolution #21-0809. The motion was seconded by Alderman Huether and carried unanimously, without any objections from any members of the Board of Aldermen.

RESOLUTION NO 21-0810 - RIGHTS OF WAY USE AGREEMENT - EVERSTREAM SOLUTIONS, LLC

Alderman Baumann read Proposed Resolution NO #21-0810, entitled: "A RESOLUTION AUTHORIZING A RIGHTS-OF-WAY USE AGREEMENT WITH EVERSTREAM SOLUTIONS LLC", by title only.

Alderman Baumann made the motion for approval of Resolution #21-0810. The motion was seconded by Alderman Nolte and carried unanimously, without any objections from any members of the Board of Aldermen.

Miscellaneous

Comments from the Public

There were no comments from the Public.

Adjournment

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