



**MINUTES OF THE PUBLIC HEARING OF
MONDAY, MAY 17, 2021
REGARDING APPROVAL OF A SITE PLAN TO
INSTALL OUTDOOR PATIO AT AN EXISTING
RESTAURANT, LAZY RIVER GRILL**

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

PUBLIC HEARING

The following notice of the public hearing was then read:

“CASE #21-SP-010 -Lazy River Gill, applicant, on behalf of Gershman Real Estate, owner, is seeking approval of a Site Plan in order to install outdoor patio at an existing restaurant, Lazy River Grill, located at 631 Big Bend Road, in the C-2 Commercial Zoning 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, John Marciano, owner of Lazy River Grill, stated they have been in Manchester nearly 23 years. Due to COVID-19 they would like to have outdoor dining. He said it will also help with curb appeal of the center.

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. Mayor Clement said the Planning and Zoning Commission gave 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, MAY 17, 2021
BY VIDEO CONFERENCING ON ZOOM
AT 200 HIGHLANDS BOULEVARD DRIVE**

CALL TO ORDER

Mayor Mike Clement called the Regular Board of Aldermen Meeting to order at 7:06 p.m.

ROLL CALL AND STATEMENT OF QUORUM

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

APPROVAL OF THE MINUTES

May 3, 2021 Board of Aldermen Public Hearing

Alderman Ottenad made the motion to approve the minutes of the Monday, May 3, 2021 Board of Aldermen Public Hearing. The motion was seconded by Alderman Baumann and carried unanimously, with no objections from any members of the Board of Aldermen.

May 3, 2021 Board of Aldermen Regular Meeting

Alderman Ottenad made the motion to approve the minutes of the Monday, May 3, 2021 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

Mayor Clement stated that Alderman Nolte will not be able to read Bill No 21-2434, and in his absence Alderman Hudson will be introducing the Bill. Alderman Ottenad made the motion to approve the Order of Items on the Agenda, as amended. The motion was seconded by Alderman Baumann and carried unanimously, with no objections from any members of the Board of Aldermen.

CONSIDERATION OF PETITIONS

2021-2022 Liquor Licenses Considerations

Alderman Ottenad made the motion to approve the 2021-2022 Liquor Licenses. The motion was seconded by Alderman Baumann and carried unanimously, with no objections from any members of the Board of Aldermen.

Comments from the Public

Ms. Mandy Meininger, 411 Hanna Road, addressed the Board of Aldermen regarding front yard fences. Ms. Meininger requested the Board to research, discuss, and vote to change the prohibited fence codes under section 405.630. If the Board will not grant the change, she is requesting an explanation on the record as to why the ordinance exists and what year it was created, and what current salient and credible data backs its continued use.

REPORTS FROM THE MAYOR

Mayoral Proclamations

Mayor Clement read the Proclamations for Public Works Professionals Week, Municipal Finance Professionals Week, Law Enforcement Officer Week, American Legion Auxiliary Post 208 and Administrative Assistant Karla Miller's Anniversary.

Mayoral Report

Mayor Clement stated Manchester had another terrific recycling event on Saturday, May 15. They had 407 cars come through the event in three hours. They collected over 30,000 pounds of materials. Mayor Clement invited all the Board members to the Memorial Day event on May 31. He said it will be live streamed for everyone to see. Mayor Clement stated the City received another major block grant from East West Gateway for Hanna Road Resurfacing and Pedestrian Improvements. It will still need to be voted on by the Board of Aldermen later. The total cost would be \$1.5 million dollars and the City's portion will be about \$520,000.00.

REPORTS FROM THE CITY ADMINISTRATOR

Missouri Police Chief Conference Report

Chief Scott Will stated he attended the Missouri Police Chief's conference. He said it was a good conference composed of Missouri Police Chiefs, so it is unique in that they can talk about Missouri issues along with nationwide issues. He said some of the big topics that they spoke about was the accreditation issue, mental health of police officers, legal updates, the color of law and hate crimes.

City Administrator Larry Perney stated that the CDC, along with Sam Page and St. Louis County, changed the guideline on their health orders. Through the whole pandemic, Manchester followed St. Louis County guidelines. After reviewing the updated guidelines, City Administrator Perney sent out a revised policy on the City's mask policy at City facilities. Alderman Huether asked about the Parks programs and the youth related to the new mask policy. City Administrator Perney responded they will have to follow CDC guidelines. Parks will follow up with their own set of guidelines per the CDC and St. Louis County.

List of Paid Bills (Warrant dates of 05-03-2021 to 05-16-2021)

There were no questions.

REPORTS FROM COMMITTEES

Planning and Zoning Commission

Mayor Clement stated at the last meeting they dealt with a Site Plan for another home on Connie Lane that was tabled. There were also three cases for the subdivision built by McBride and Homes on the old site of John F. Kennedy School, all three have been approved but will come in front of the Board of Aldermen.

Veterans Commission

Alderman Huether stated they will meet on May 18, 2021. She said the Flags of Valor team has received over 50 volunteers. She said that the Hometown Heroes banners spots have all been filled by families supporting their Veterans. They have been ordered and hope to have the banners up around June.

Alderman Huether reminded everyone that the Manchester Veterans Commission and the City are offering special parks programming and scholarships to Veteran's families in need. She said if anyone knows anyone in need to contact the Parks Department.

Homecoming Committee

Alderman Ottenad stated they did not meet but will be having a meeting on May 19, 2021 at 6:30 p.m. at the Parks building.

Audit and Finance Committee

Alderman Baumann stated they did not meet.

Tree Advisory Board

Director Dave Pracht stated they did not meet.

ACTION ON OLD BILLS

None

ACTION ON NEW LEGISLATION

BILL NO 21-2434 - AMENDMENT TO ORDINANCE NO #21-2318 - SPECIAL USE PERMIT AUTHORIZATION - 79 NATIONALWAY SHOPPING CENTER (Emergency legislation requested)

Alderman Hudson read Proposed Bill NO #21-2434, entitled: "AN ORDINANCE AMENDING ORDINANCE 21-2318 GRANTING A SPECIAL USE PERMIT 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 Hudson stated emergency legislation had been requested, so he made the motion for approval of emergency legislation. The motion was seconded by Alderman Huether, and carried unanimously, without objection.

Alderman Hudson read for the second time Bill #21-2434, 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 Hudson made the motion that Bill #21-2434, become Ordinance #21-2319. The motion was seconded by Alderman Ottenad.

A poll of the Board showed:

Alderman Toben – aye
Alderman Baumann – aye
Alderman Ottenad – aye
Alderman Huether – aye
Alderman Hudson – aye
Alderman Nolte – absent

Mayor Clement announced that the motion passed 5 – 0, with no objections from any members of the Board of Aldermen and one absent.

*BILL NO #21-2435 – 631 BIG BEND ROAD SITE PLAN AUTHORIZATION (LAZY RIVER GRILL)
(Emergency legislation requested)*

Alderman Baumann read Proposed Bill NO #21-2435, entitled: “AN ORDINANCE APPROVING AN AMENDED FINAL SITE PLAN SUBMITTED ON BEHALF OF GERSHMAN REAL ESTATE FOR AN ADDITION AND ASSOCIATED IMPROVEMENTS”, by title only.

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

Alderman Baumann read for the second time Bill NO #21-2435, entitled: “AN ORDINANCE APPROVING AN AMENDED FINAL SITE PLAN SUBMITTED ON BEHALF OF GERSHMAN REAL ESTATE FOR AN ADDITION AND ASSOCIATED IMPROVEMENTS”, by title only.

Alderman Baumann made the motion that Bill #21-2435, become Ordinance #21-2320. The motion was seconded by Alderman Huether.

A poll of the Board showed:

Alderman Baumann – aye
Alderman Ottenad – aye
Alderman Huether – aye
Alderman Hudson – aye
Alderman Nolte – absent
Alderman Toben – aye

Mayor Clement announced that the motion passed 5 – 0, with no objections from any members of the Board of Aldermen and one absent.

RESOLUTION NO 21-0811 – TRENCH DRAIN IMPROVEMENTS PROJECT CHANGE ORDER AUTHORIZATION

Alderman Huether read Proposed Resolution NO #21-0811, entitled: "A RESOLUTION AMENDING RESOLUTION NO. 21-0808 BY INCREASING THE SPENDING AUTHORITY OF THE CITY ADMINISTRATOR AS ESTABLISHED THEREIN BY TEN PERCENT (10%) FOR UNFORESEEN CONDITIONS AND AUTHORIZING THE SAME TO EXPEND AN AMOUNT NOT TO EXCEED ONE HUNDRED SEVENTY-SIX THOUSAND EIGHTY-FIVE DOLLARS AND EIGHTY CENTS (\$176,085.80) FOR THE INSTALLATION OF TRENCH DRAIN STRUCTURES AND REPLACEMENT OF CURB INLETS THROUGHOUT THE CITY OF MANCHESTER", by title only.

Alderman Huether made the motion for approval of Resolution #21-0811. The motion was seconded by Alderman Ottenad and carried unanimously, without any objections from any members of the Board of Aldermen.

RESOLUTION NO 21-0812 - LA BONNE PARKWAY IMPROVEMENT PROJECT PROFESSIONAL ENGINEERING DESIGN AGREEMENT AUTHORIZATION

Alderman Ottenad read Proposed Resolution NO #21-0812, 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 ONE HUNDRED FORTY-FIVE THOUSAND EIGHT HUNDRED SIXTY-FIVE DOLLARS (\$145,865.00) TO PROVIDE THE CITY WITH PROFESSIONAL ENGINEERING DESIGN SERVICES FOR THE LA BONNE PARKWAY IMPROVEMENTS PROJECT IN THE CITY OF MANCHESTER", by title only.

Alderman Ottenad made the motion for approval of Resolution #21-0812. The motion was seconded by Alderman Huether and carried unanimously, without any objections from any members of the Board of Aldermen.

MISCELLANEOUS

Oath of Office

Alderman Baumann made the motion for Alderman Ottenad to be President of the Board of Aldermen. The motion was seconded by Alderman Huether and carried unanimously, without any objections from any members of the Board of Aldermen.

Comments from the Public

State Representative Trish Gunby reported on the recently ended session of the Missouri General Assembly. She said that some of the legislation that passed that affect municipalities are the Wayfair Bill, Covid Liability, and the gas tax. She informed the Board about the American Rescue Plan Act and how the City may benefit from its programs.

ADJOURNMENT

There being no further business, Alderman Baumann made the motion to adjourn. The motion was seconded by Alderman Ottenad and carried unanimously. The meeting adjourned at 8:03 p.m.