



**MINUTES OF THE PUBLIC HEARING OF  
MONDAY, JUNE 7, 2021  
REGARDING PROPERTY LOCATED AT  
500 WOODS MILL 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 Hudson, Alderman Ottenad, Alderman Huether, 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, June 7, 2021 at 7:00 p.m. at the Manchester Justice Center, 200 Highlands Boulevard Drive, to consider the following:

CASE #21-REZ-001 – Katherine Moore, on behalf of McBride Berra Land Company, LLC, owner under contract, is seeking approval to rezone a property located at 500 Woods Mill Road, currently zoned R-1 Single-Family Residential, to PRD Planned Residential Development District in order to Create a subdivision consisting of 68 single-family homes; CASE #21-SP-004 - Katherine Moore, on behalf of McBride Berra Land Company, LLC, owner under contract, is seeking approval of a Site Plan for a subdivision consisting of 68 single-family homes to be located at 500 Woods Mill Road, in an area currently zoned R-1 Single-Family Residential, proposed to be rezoned to a PRD Planned Residential Development District.

Speaking as a proponent, Katherine Moore, on behalf of McBride Berra Land Company LLC, stated this project will be a joint venture between McBride Homes and Berra Construction. They are the largest homebuilder in Missouri and have been building neighborhoods for over 75 years. They are currently building in 29 neighborhoods. Ms. Moore stated the site is off Woods Mill Road and is 22.28 acres in size. The property was the former John F. Kennedy High School/Fontbonne University. The site is vacant and under-utilized. Ms. Moore stated that there will be 68 single-family home sites with 3 car garages. They will have 2.6 acres of common ground along with community amenities including a gazebo, pedestrian walkway and civic lawn area for the neighborhood. Ms. Moore stated that before they submit to a City, they

contact all the adjacent residential subdivisions and homeowners and hold a meeting. This time with Covid they did a virtual townhall with everyone and the Mayor and Alderman Hudson. It was well attended, and they did not get a lot of negative feedback.

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

Ms. Pamela Lauber said she was on the north side of the old Kennedy complex. She stated that she is an opponent, she welcomes the development, but her concern is stormwater runoff. She said it is already a problem and with a development occurring a question was identified during the meeting, but it was not answered. Ms. Moore said stormwater concerns are always a concern when a new development is discussed. She said as part of a process they can redesign the stormwater flow and stormwater drainage for this site. They have every expectation that once their structure is in and their site is fully developed and built out that the stormwater that currently exists on the site now will be better handled after development. Ms. Moore stated that their new basins proposed as part of the plan will serve to cleanse, filter, and then slowly disperse stormwater in accordance with MSD. These are new and modern guidelines. Under the current guidelines from MSD, as a developer/builder they are permitted to displace any stormwater on any neighboring property owners. MSD is undergoing a significant review, as is St. Louis County along with the City to make sure they are doing what they need to do properly to make sure there is not a problem.

Mayor Clement read an email City Clerk Justin Klocke received that was read into the meeting.

*Manchester City Clerk,*

*In regards to the rezoning of 500 Woods Mill Road, I am not opposed to building 68 single family homes; however, I am concerned about the provisions that will be made during the construction period. My family lives in close proximity to the property, we can clearly see the field, the bleachers and buildings. When major construction begins, we are concerned with the noise, the dust, and the displacement of small animals.*

*We are asking that considerations be made up front for some of these things. Will we wake up to construction noise at 7:00 AM on a weekend? Can there be restrictions on the hours that noise can be made? What can be done to minimize dust and debris coming into our yards? How can our privacy be respected and preserved? Today, the neighborhood is quiet.*

*These are our concerns and I hope that they can be addressed as part of the agreement to rezone.*

*Sincerely,  
Kathryn Sparks  
615 Marcel Dr*

Ms. Moore stated that stormwater is a very common concern with existing homeowners, so is any disruption and mess caused from construction. They are cognizant and sensitive to those issues. She said often they are constructing next to adjacent homeowners. They will abide by every City requirement.

Director of Planning, Zoning and Economic Development Melanie Rippetoe responded with the City's Ordinance regulations regarding noise violations.

Mr. Robert Lopez, 1302 Mautenne Drive, asked about the cost of homes. Ms. Moore responded the expected home cost will be average around \$600 thousand.

Mr. John Engle, 630 Woods Mill Road, was curious to know if there will be a stop sign in front of the Piermont subdivision. Mayor Clement stated it would be something that the City would need to look at after its been completed.

Alderman Ottenad stated that currently Arbor Meadows, Arbor Meadows addition, and Arbors at the Highlands, and she wonders why another subdivision with the Arbors. Ms. Moore answered that directors and stake holders like having a liking to anything that starts with the Arbors.

Alderman Toben asked how long the deconstruction process will take. Ms. Moore answered she does not know how long demolition will take. They have already received bids to demolish. She would get answers from an Engineer.

Alderman Toben would like everyone that graduated from John F. Kennedy to be able to do one last walk through. He also was wondering if the "K" could be broken up and everyone could have a piece of it to take home. Ms. Moore stated that Fontbonne University still owns it, and they are not permitted in there without further approval. She could get him the information of the contact person to try and set that up. She said that she would talk to the project manager about the "K".

Alderman Huether questioned the retaining wall that the homeowners will be responsible for maintaining it. She asked what size the retaining wall is and where it is located. Ms. Moore stated it is in the rear of the lot of some of the properties that are towards the south adjacent to Saxony. Its for slope and property purposes.

Mayor Clement asked where the public trail easements are, he is wondering where it is located. Ms. Moore answered it is located by the retaining wall. She said it is also on the into the northeast and southeast where the City owns adjacent property.

Alderman Baumann stated he thinks that the retaining wall will be behind a dozen homes. He said it is not showing the height of the retaining wall.

Ms. Moore stated they plan to start six to eight months after the Arbors at the Highlands to start construction on this project. She guesses about a year from this summer for home development.

Mayor Clement said the Planning and Zoning Commission gave a favorable recommendation.

## **ADJOURNMENT**

Mayor Clement closed the public hearing at 7:38 p.m.





**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING  
OF MONDAY, JUNE 7, 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 7:39 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.

**APPROVAL OF THE MINUTES**

*May 17, 2021 Board of Aldermen Public Hearing*

Alderman Toben made the motion to approve the minutes of the Monday, May 17, 2021 Board of Aldermen Public Hearing. The motion was seconded by Alderman Ottenad and carried unanimously, with no objections from any members of the Board of Aldermen.

*May 17, 2021 Board of Aldermen Regular Meeting*

Alderman Ottenad made the motion to approve the minutes of the Monday, May 17, 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**

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

**CONSIDERATION OF PETITIONS**

*2021-2022 Liquor Licenses Considerations*

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

*Comments from the Public*

There were none.

## **REPORTS FROM THE MAYOR**

### **Planning and Zoning Commission Appointment**

Mayor Clement appointed Alderman Nolte to the Planning and Zoning Commission. Alderman Ottenad made the motion to approve Alderman Nolte's nomination to the Planning and Zoning Commission. The motion was seconded by Alderman Huether and carried unanimously, with no objections from any members of the Board of Aldermen.

### **Work Session for American Rescue Plan Act Funds**

Mayor Clement stated there is a date set for the Work Session for American Rescue Plan Act Funds on June 30 at 4:30 p.m. They will come together to discuss the use of the funds and to better understand the funds and what it means for Manchester.

### **Mayoral Proclamation**

Mayor Clement read the Proclamation for Ms. Dorothy Geggus who is a resident in Manchester that is turning 107.

### **Flags of Valor Team Update**

Mayor Clement stated that the Flags of Valor team has really taken off and they are at 95 volunteers. They are very excited about how large this team has grown.

### **Memorial Day 2021**

Mayor Clement stated that the Memorial Day celebration was a special ceremony with a good group of people.

### **50 Year Resident Luncheon**

Mayor Clement said Manchester has decided to host a 50-year resident luncheon this year. The luncheon will be September 15 at Lazy River Grill.

### **Upcoming Parks, Recreations & Arts Events**

Mayor Clement acknowledged everything that is going on at the Parks Department. He talked about the outdoor movie, snores and smores, luau at the Pool, the big July 4 celebration and Manchester committee Band dates.

## **REPORTS FROM THE CITY ADMINISTRATOR**

### **Siebert Bridge Report and Discussion**

City Administrator Larry Perney stated that during the budget work session last year Director Schien asked for funding to repair the Siebert Bridge. Director of Parks, Recreation and Arts Kat Schien stated the bridge is a pedestrian bridge that connects Culvers with Siebert Park. The support walls underneath have started to crumble to do erosion. Director Schien stated she is asking for approval to move forward with the bridge repairs.

Alderman Baumann suggested to use the funds for repair of this bridge to use for the northside pedestrian bridge that is being constructed.

Alderman Ottenad made the motion to support and authorize the City to move forward and

find a vendor to construct and/or fix the Siebert Bridge. The motion was seconded by Alderman Toben and carried unanimously, with one objection from Alderman Baumann.

Director Schien stated with Covid restrictions being dropped and not knowing what to expect, when they had their first concert of the season they typically have around 150 people in attendance but this last weekend they ran out of parking spots. The Park holds over 300 parking spaces. They also filled up the back parking spaces and used half of St. Joseph's parking lot. Her guess was they had over 1,000 people. They are seeing a massive amount of people attending all events in the Parks and the pool. She said they will be needing additional staff.

City Administrator Perney stated that City Clerk Justin Klocke was appointed as chair to the public relations committee for the Missouri City Clerks and Finance Officers Association. He was also appointed to the membership and mentorship committees of the Missouri City Clerks and Finance Officers Association.

City Administrator Perney stated that Court Administrator Colleen Skaggs was appointed President of Missouri Association of Court Administrators.

Court Administrator Colleen Skaggs stated that she attended the Court Administrator conference in the Lake of the Ozarks the week of May 24. She attended many different sessions from diversity training to Senate Bill No. 5 during week. She also presented two different sessions.

Court Administrator Skaggs stated she was notified court sessions can be held in person starting June 11<sup>th</sup>. They have set up policies and procedures that will be in place for the in-person court sessions.

Alderman Huether asked if there will be anymore zoom court hearings now that we are going back to in person. Court Administrator Skaggs answered yes, they will continue to utilize a web-based called Webex to conduct court hearings but are still working out the details.

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 they did not meet.

Veterans Commission

Alderman Huether stated they have been busy with the Memorial Day celebration. The Flags of Valor are being cared for by the City and have been flown twice this week and also again on June 14 for flag day. Alderman Huether stated that the Hometown Heroes banners are now up along Manchester Road. She said they have gotten a lot of positive feedback. Alderman Huether stated the Veterans Commission will be hosting a hospitality tent at the 4<sup>th</sup> of July celebration. They would love to have some more volunteers.

Homecoming Committee

Alderman Ottenad stated they did meet on May 19 at 6:30 p.m. at the Parks building. She wanted to let everyone know they will be using a new ride company. They are asking civic organizations in the area to partner with Manchester to help run the beer booth for a profit share. Alderman Ottenad stated they are making Pavilion #1 a beer garden. This year at the hospitality booth they are not asking for hourly donations they are asking for business to come and spend an hour talking about their business. They still will have a main raffle with prizes valued at \$250. Alderman Ottenad stated that the cute kids and cute pets beneficiary will be the Parks scholarship fund. So far, they have the big Schnucks cart and Louie from the St. Louis Blues in the parade. Alderman Ottenad stated the next Homecoming Committee meeting is Tuesday, June 15 at 6:30 p.m. at the Parks Building in Schroeder Park and will be a potluck dinner.

#### Audit and Finance Committee

Alderman Baumann stated they did not meet.

#### Tree Advisory Board

Assistant Director Tyler Jaycox stated they did not meet.

#### **ACTION ON OLD BILLS**

None

#### **ACTION ON NEW LEGISLATION**

Bill No. 21-2436 – *Vacation of Cherry Alley Remnant*

Alderman Nolte read Proposed Bill NO #21-2436, entitled: “AN ORDINANCE VACATING A REMNANT OF CHERRY ALLEY IN THE CITY OF MANCHESTER, MISSOURI”, by title only.

No further action at this time.

Bill No. 21-2437 – *500 Woods Mill Road Rezoning and Preliminary Site Plan Authorization*

Alderman Hudson read Proposed Bill No. #21-2437, entitled: “AN ORDINANCE PROVIDING FOR THE REZONING OF A PARCEL CONSISTING OF 22.28 ACRES SUBMITTED BY MCBRIDE BERRA LAND COMPANY, LLC, OWNER UNDER CONTRACT, TO PRD PLANNED RESIDENTIAL DEVELOPMENT DISTRICT AND APPROVING A PRELIMINARY SITE DEVELOPMENT PLAN PER APPLICATIONS 21-REZ-001 AND 21-SP-004”, by title only.

Ms. Katherine Moore answered a few questions that came up in the public hearing. She said that the demolition and cleanup will take about 5 or so months. She said the grading is only about 10 to 12 feet but that is not uncommon for them. She said that the walls on the south side should affect about 7 homes and the height will average six feet. She said regarding the big “K” on the property they are not opposed to giving pieces to alumni, but they will have to speak to the owner of record.

No further action at this time.

Resolution No. 21-0813 – *Professional Services Contract Authorization – Archimages, Inc.*

Alderman Ottenad read Proposed Resolution NO #21-0813, entitled: “A RESOLUTION



AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ENTER INTO A CONTRACT WITH ARCHIMAGES, INC. FOR ARCHITECTURAL, INTERIOR, MECHANICAL, ELECTRICAL, AND PLUMBING SERVICES TO RENOVATE THE EXISTING FACILITY LOCATED AT 14317 MANCHESTER ROAD”, by title only.

Alderman Ottenad made the motion for approval of Resolution #21-0813. The motion was seconded by Alderman Huether and carried unanimously, without any objections from any members of the Board of Aldermen.

*Resolution No. 21-0814 - Non-Profit Social Service Fund Authorization*

Alderman Toben read Proposed Resolution No. #21-0814, entitled: “A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER SUPPORTING THE FORMATION OF A PUBLIC BENEFIT CORPORATION RECOGNIZED AS A 501(C)(3) UNDER NON-PROFIT STATUS TO USE FUNDS TO IMPROVE THE QUALITY OF LIFE AND WELFARE FOR RESIDENTS OF THE CITY OF MANCHESTER”, by title only.

Alderman Toben made the motion for approval of Resolution #21-0814. The motion was seconded by Alderman Huether and carried unanimously, without any objections from any members of the Board of Aldermen.

*Resolution No. 21-0815 – 2020 Cloverleaf Lane Stormwater Improvements Project Amendment*

Alderman Nolte read Proposed Resolution NO #21-0815, entitled: “A RESOLUTION AMENDING RESOLUTION NO. 20-0767 AND AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO EXPEND AN AMOUNT NOT TO EXCEED ONE HUNDRED THIRTY THOUSAND FOUR HUNDRED SEVENTY-SEVEN DOLLARS (\$130,477.00) FOR CONSTRUCTION OF STORMWATER IMPROVEMENTS IN THE AREA KNOWN AND REFERRED TO AS THE 2020 CLOVERLEAF LANE STORM WATER IMPROVEMENTS PROJECT”, by title only.

Assistant Director of Public Works Tyler Jaycox explained that at the end of the project, they ran into utility lines underground that could not be relocated. They then had to shift and make some field changes on the new storm system. They also encountered some large rocks that had to be removed. With all these extra changes they did had to disturb more property and with that came more restoring additional land.

Alderman Nolte made the motion for approval of Resolution #21-0815. The motion was seconded by Alderman Ottenad and carried unanimously, without any objections from any members of the Board of Aldermen.

*Resolution No. 21-0816 - First Amendment to Memorandum of Understanding – Arbors at Highlands*

Alderman Ottenad read Proposed Resolution NO #21-0816, entitled: “A RESOLUTION OF THE CITY OF MANCHESTER BOARD OF ALDERMEN APPROVING A FIRST AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF MANCHESTER,

MISSOURI, MCBRIDE HIGHLANDS, LLC, ELITE DEVELOPMENT SERVICES, LLC, AND BARNET M. MCKEE, TRUSTEE”, by title only.

Alderman Ottenad made the motion for approval of Resolution #21-0816. The motion was seconded by Alderman Toben and carried unanimously, without any objections from any members of the Board of Aldermen.

Resolution No. 21-0817 - *Professional Services Contract Authorization – Pace Properties, Inc.*

Alderman Baumann read Proposed Resolution No. #21-0817, entitled: “A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ENTER INTO A CONTRACT WITH PACE PROPERTIES, INC. FOR REAL ESTATE CONSULTING SERVICES FOR A REDEVELOPMENT AREA AT THE SOUTHWEST CORNER OF MANCHESTER ROAD AND HIGHWAY 141”, by title only.

Alderman Baumann made the motion for approval of Resolution #21-0817. The motion was seconded by Alderman Huether and carried unanimously, without any objections from any members of the Board of Aldermen.

Resolution No. 21-0818 - *Extension of the Manchester School Resource Officer Program with Parkway School District Agreement*

Alderman Hudson read Proposed Resolution No. #21-0818, entitled: “A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ENTER INTO A THREE-YEAR AGREEMENT WITH THE PARKWAY SCHOOL DISTRICT RELATING TO THE SCHOOL RESOURCE OFFICER PROGRAM”, by title only.

Alderman Ottenad asked how this Resolution differs from the last Resolution regarding the School Resource Officer Program. City Administrator Perney stated there was a price increase along with a clause in it.

Alderman Hudson made the motion for approval of Resolution #21-0818. The motion was seconded by Alderman Ottenad and carried unanimously, without any objections from any members of the Board of Aldermen.

Resolution No. 21-0819 – *Endorsement of the Manchester School Resource Officer Program*

Alderman Huether stated that currently the SRO program is under evaluation and recently she and the Mayor met with Manchester’s SRO’s to listen and better understand what their work looks like in our area schools. After speaking with them it is very clear that our Manchester SRO’s are fully integrated into their schools and they are part of school culture, part of the schools community.

Alderman Huether read Proposed Resolution No. #21-0819, entitled: “A RESOLUTION FROM THE CITY OF MANCHESTER BOARD OF ALDERMEN EXPRESSING SUPPORT FOR THE PARKWAY SCHOOL RESOURCE OFFICER PROGRAM”, by title only.

Alderman Ottenad asked what is driving them to get rid of the SRO program.

Alderman Huether answered that she is not sure if there is a thought of getting rid of them, but it was an aspect of the community asking for a review and it gave everyone a minute to pause and take a look at the Police Officers in the schools.

Alderman Huether made the motion for approval of Resolution #21-0819. The motion was seconded by Alderman Baumann and carried unanimously, without any objections from any members of the Board of Aldermen.

## **MISCELLANEOUS**

### **Comments from the Public**

There were none.

## **ADJOURNMENT**

There being no further business, Alderman Toben made the motion to adjourn. The motion was seconded by Alderman Ottenad and carried unanimously. The meeting adjourned at 8:32 p.m.