



**MINUTES OF THE PUBLIC HEARING OF  
TUESDAY, JULY 6, 2021  
REGARDING A SPECIAL USE PERMIT TO ALLOW  
A K-12 SCHOOL TO BE LOCATED AT 555  
ST. JOSEPH LANE IN THE R-1 SINGLE-FAMILY RESIDENTIAL  
ZONING 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 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:

CASE #21-SUP-002 – Academy of St. Louis, applicant, on behalf of St. Louis County Catholic Church Real Estate Corp., owner, has applied for approval of a Special Use Permit to allow a K-12 school to be located at 555 St. Joseph Lane, in the R-1 Single-Family Residential Zoning District.

Speaking as a proponent, Mr. Stephen Notestine, President of Academy of St. Louis, stated they are a special needs school that is currently operating out of Chesterfield for the last nine years. They are a private Catholic school.

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

There were no opponents or questions from the public.

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

**ADJOURNMENT**

Mayor Clement closed the public hearing at 7:09 p.m.





**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING  
OF TUESDAY, JULY 6, 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 7:10 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**

*June 21, 2021 Board of Aldermen Regular Meeting*

Alderman Ottenad made the motion to approve the minutes of the Monday, June 21, 2021 Board of Aldermen Regular Meeting. The motion was seconded by Alderman Huether and carried unanimously, with no objections from any members of the Board of Aldermen.

*June 23, 2021 Board of Aldermen Special Meeting*

Alderman Ottenad made the motion to approve the minutes of the Wednesday, June 21, 2021 Board of Aldermen Special Meeting. The motion was seconded by Alderman Huether and carried unanimously, with no objections from any members of the Board of Aldermen.

*June 30, 2021 Board of Aldermen Work Session*

Alderman Ottenad made the motion to approve the minutes of the Wednesday, June 30, 2021 Board of Aldermen Work Session. The motion was seconded by Alderman Huether 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 he sent out an amended Bill this afternoon and wanted to make sure everyone received it.

Alderman Ottenad made the motion to approve the Order of Items on the Agenda, as amended. The motion was seconded by Alderman Huether 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**

### *Mayoral Reports*

Mayor Clement stated 4<sup>th</sup> of July was awesome, and everyone was ready to get out and enjoy. They believe the estimated number of people in attendance was around 4,000.

Mayor Clement acknowledged the recent blood drive. The goal was to get 50 units of blood and our blood drive collected 67 units. Manchester is planning two more blood drives for the year.

Mayor Clement stated the next conversation with the Mayor is Wednesday, July 14 at 6:30 p.m., and he reminded everyone the next Electronic Recycling event is July 17<sup>th</sup> at Paul Schroeder Park. He also wanted to let everyone know the next Community Band Concert is going to be July 18.

Mayor Clement provided an update on the new City Hall. They met with architects and staff from Archimages, and we will see their final renderings by the end of this week.

## **REPORTS FROM THE CITY ADMINISTRATOR**

### *Additional Parks, Recreation and Arts Staff Report*

City Administrator Larry Perney stated earlier this year they wanted to add another event to the Parks Department. Director Schien stated that she could not do it without additional staff.

Alderman Ottenad made the motion to approve the additional Parks, Recreation and Arts Staff. The motion was seconded by Alderman Nolte and carried unanimously, with no objections from any members of the Board of Aldermen.

City Administrator Larry Perney recommended the Board research and review LAGERS as a preferred benefit program for City employees.

### *List of Paid Bills (Warrant dates of 06-22-2021 to 07-06-2021)*

There were no questions.

## **REPORTS FROM COMMITTEES**

### *Planning and Zoning Commission*

Alderman Nolte stated they did not meet.

### *Veterans Commission*

Alderman Huether stated they had a tent at the 4<sup>th</sup> of July celebration. They were very busy and had a great time.

Alderman Huether stated that soon they will have the final dates for the Flags of Valor volunteer gathering for a pairing dog tag to a picture. They hope to be hosting gold star families that have family members represented on Art Hill.

#### Homecoming Committee

Alderman Ottenad stated they did not meet, but the next meeting is July 14 at 6:30 p.m. at the Park Office.

#### Audit and Finance Committee

Alderman Toben stated they did not meet, and the next meeting is July 19.

#### Tree Advisory Board

Public Works Director Tyler Jaycox stated they did not meet, but the next meeting is July 12 at 5:30 p.m.

### **ACTION ON OLD BILLS**

None

### **ACTION ON NEW LEGISLATION**

Bill NO 21-2439 – *Special Use Permit authorization – 555 St. Joseph Lane (St. Joseph Elementary School) Emergency Legislation Requested*

Alderman Toben read Proposed Bill NO 21-2439, entitled: “AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO ST. LOUIS COUNTY CATHOLIC CHURCH REAL ESTATE TO OPERATE A K-12 SCHOOL TO BE LOCATED AT 555 ST. JOSEPH LANE IN THE R-1 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT”, 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, without objection.

Alderman Toben read for the second time Bill NO 21-2439, entitled: “AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO ST. LOUIS COUNTY CATHOLIC CHURCH REAL ESTATE TO OPERATE A K-12 SCHOOL TO BE LOCATED AT 555 ST. JOSEPH LANE IN THE R-1 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT”, by title only.

Alderman Toben made the motion that Bill NO 21-2439, become Ordinance #21-2324. 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 Nolte – aye  
Alderman Hudson – aye

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

*BILL NO 21-2440– Interim City Administrator Appointment  
Emergency Legislation Requested*

Alderman Ottenad read Proposed Amended Bill NO 21-2440, entitled: “AN ORDINANCE OF THE CITY OF MANCHESTER, MISSOURI, PROVIDING FOR THE APPOINTMENT OF AN INTERIM CITY ADMINISTRATOR AND ESTABLISHING COMPENSATION THEREFOR”, by title only.

Alderman Ottenad stated Emergency Legislation has been requested, so she made the motion for approval of emergency legislation. The motion was seconded by Alderman Huether, and carried unanimously, without objection.

Alderman Ottenad read for the second time Amended Bill NO 21-2440, entitled: “AN ORDINANCE OF THE CITY OF MANCHESTER, MISSOURI, PROVIDING FOR THE APPOINTMENT OF AN INTERIM CITY ADMINISTRATOR AND ESTABLISHING COMPENSATION THEREFOR”, by title only.

Alderman Ottenad made the motion that Amended Bill NO 21-2440, become Ordinance #21-2325. The motion was seconded by Alderman Hudson.

A poll of the Board showed:

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

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

*Resolution NO 21-0822 – Channel B Creek Improvements – 1521 Mautenne Drive Project*

Alderman Huether read Proposed Resolution NO 21-0822, entitled: “A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ENTER INTO AN AGREEMENT WITH IDEAL LANDSCAPE CONSTRUCTION, INC. IN AN AMOUNT NOT TO EXCEED ONE HUNDRED NINETY-THREE THOUSAND ONE HUNDRED TEN DOLLARS AND FIFTY CENTS (\$193,110.50), WHICH INCLUDES A TEN PERCENT (10%) CHANGE ORDER IN AN AMOUNT OF SEVENTEEN THOUSAND FIVE HUNDRED FIFTY-FIVE DOLLARS AND FIFTY CENTS (\$17,555.50) FOR UNFORESEEN CONDITIONS FOR THE DESIGN AND CONSTRUCTION OF THE CHANNEL B CREEK IMPROVEMENTS – 1521 MAUTENNE DRIVE PROJECT”, by title only.

Director of Public Works Tyler Jaycox answered Alderman Baumann's question, this project will affect four homeowners.

Alderman Huether made the motion for approval of Resolution #21-0822. The motion was seconded by Alderman Ottenad and carried unanimously, without any objections from any members of the Board of Aldermen.

#### Resolution No. 21-0823 - *Electronic Records Grant Authorization*

Alderman Baumann read Proposed Resolution NO 21-0823, entitled: "A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ENTER INTO AN ELECTRONIC RECORDS INITIATIVE GRANT AGREEMENT WITH THE MISSOURI OFFICE OF THE SECRETARY OF STATE, LOCAL RECORDS PRESERVATION PROGRAM, FOR THE PURCHASE OF ENTERPRISE CONTENT MANAGEMENT SOFTWARE AND HARDWARE", by title only.

Alderman Baumann made the motion for approval of Resolution #21-0823. The motion was seconded by Alderman Ottenad and carried unanimously, without any objections from any members of the Board of Aldermen.

### **MISCELLANEOUS**

#### Comments from the Public

Mr. Jim Weiskopf, Director of Administration - St Joseph's Church, thanked everyone for working with them with the Academy coming in. It was a blow that they lost the school and now feel very blessed that the Academy is coming into the old school.

### **ADJOURNMENT**

There being no further business, Alderman Ottenad made the motion to adjourn. The motion was seconded by Alderman Huether and carried unanimously. The meeting adjourned at 7:36 p.m.