



**MINUTES OF THE PUBLIC HEARING OF  
MONDAY, OCTOBER 17, 2022  
SPECIAL USE PERMIT FOR ELECTRIC VEHICLE CHARGING STATIONS  
AT 14425 ANDERSON DRIVE**

**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**

The following notice of the public hearing was then read:

“The City of Manchester Board of Aldermen shall hold a public hearing on Monday, October 17, 2022, at 7:00 p.m. in person at the Manchester Justice Center, 200 Highlands Boulevard Dr and virtually through the video conferencing software Zoom, to consider the following:

CASE #22-SUP-003 – Cole Jeffery, applicant, on behalf of Kohl’s, is seeking approval of a Special Use Permit for four (4) electric vehicle charging stations and associated electric panels and switchgear located at 14425 Anderson Drive (Kohls), in the City’s “C-1” Zoning District.”

Mayor Clement announced that the proponent and applicant of the project has requested that the public hearing and bill be tabled until the next meeting.

Alderman Ottenad made the motion to table the Public Hearing for Case #22-SUP-002 until the next Regular Meeting of the Board of Aldermen. The motion was seconded by Alderman Baumann and carried unanimously, with no objections from any members of the Board of Aldermen.

Mayor Clement announced that the Public Hearing will reconvene on November 7<sup>th</sup> at the Board Meeting.

**ADJOURNMENT**

Mayor Clement closed the public hearing at 7:02 p.m.



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING  
OF MONDAY, OCTOBER 17, 2022  
AT 200 HIGHLANDS BOULEVARD DRIVE**

**CALL TO ORDER**

Mayor Mike Clement called the Regular Board of Aldermen Meeting to order at 7:02 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**

**October 3, 2022 Regular Board of Aldermen Meeting**

Alderman Ottenad made the motion to approve the minutes of the Monday, October 3, 2022 Regular Board of Aldermen Meeting. 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 informed the Board that since the Public Hearing was tabled, the associated Bill No. 22-2489 will need to be removed from the agenda. 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**

**Parkway Bond Issue Update**

Dr. Marty and Alderman Huether explained details of Proposition S, a bond issue that will be on the ballot for some Manchester residents on November 7<sup>th</sup>. Dr. Marty explained that the bond issue had no tax-rate increase. He explained that every 4 or 5 years the bond for Parkway comes to the voters to continue the support of the district. He continued that the public's opinions on the needs of the district are taken into consideration when determining the use of funds. He continued that the current focuses for Parkway are improvements for accessibility, technology, and safety. Alderman Huether followed by explaining her role at Parkway and that the projects funded by these bond issues keep the aging facilities up to date and help keep Parkway a top school district and that this is not possible without the strong connection with the community. Dr. Marty answered the Boards question about ongoing projects at Parkway schools.

**Comments from the Public**

Hal Roth, owner of 48 Pas Dr, announced that the water retention pond at Gaylord and

Howard George was now empty. He continued that this was possible with the help of Code Enforcement Supervisor Plowman. Mr. Roth also reported on some issues on the street repair.

Dennis Hancock, Republican candidate for the St. Louis County Council District 3, introduced himself and explained he has heard worries from District 3 residents about safety of the community and the corruption of government. He explained projects from his tenure as Mayor of Fenton and how that indicates how he will act as Council Member if elected in November.

## **REPORTS FROM THE MAYOR**

### **Introduction of Boy Scout Max Ott**

Mayor Clement introduced Boy Scout Max Ott who was present working on his communication badge. He thanked Max and his father for attending the meeting.

### **Adoption to Clean Up Highway 141**

Mayor Clement explained that MoDOT cut the grass on the side of Highway 141 and it revealed a large amount of litter. After discussion with Public Works Director Tate, it was determined that the Public Works Staff could clean it up taking a couple of hours every two or three months. Mayor Clement assured the Board that MoDOT would still be in charge of the mowing. He continued that this could potentially transition to clean up by a volunteer group. Either way, there would be safety measures taken for those cleaning up any litter. Board members expressed concern about litter along the highways.

### **Mayoral Reports**

Mayor Clement reported on the opening of Olympia Gymnastics. He also notified the Board of upcoming events including the Planning & Zoning Commission Appreciation Dinner, an opening of Fox Creek Veterinary Hospital, the Manchester Parks Halloween Festival, and the hosting of a pickleball tournament. He additionally reported that the ManchesterCares 501(c)3 is moving along and close to adopting the bylaws for the organization.

## **REPORTS FROM THE CITY ADMINISTRATOR**

### **New City Hall Financing**

City Administrator Klocke reported that the overview for the financing of the new city hall will be coming to the Board on the November 7<sup>th</sup> meeting. The financing is good for 30 days, so it will be proposed as emergency legislation.

### **9 Month Financial Report**

Director of Finance Sieve presented the 9 Month Financial Report. He explained that the general revenue fund revenues have exceeded seventy-five percent of the projected budget and that expenditures are at the seventy-five percent mark which is on target with projections for end of the third quarter. He continued that TIF fund, the Capital Projects Fund, and the Parks and Storm Water Fund followed similar trends.

### **Police Accreditation Report**

City Administrator Klocke read over a report submitted by Captain Smith stating that they had obtained all the proofs for the three-year cycle for 198 of the 208 standards and are waiting on a return call from one of the state assessors for the mock assessment of the accreditation review. Currently they are on target to be fully accredited by end of 2022.

City Administrator Klocke thanked Director Schien for filling in during vacation.

List of Paid Bills (Warrant dates of 09-28-2022 to 10-12-2022)

There were no questions.

**Reports from the Committees**

Planning and Zoning Commission

Alderman Nolte reported that the Planning & Zoning Commission did not meet.

Veterans Commission

Alderman Huether reported that they met last week, and things were very busy in preparation for Veteran's Day on November 11<sup>th</sup>. She encouraged Veterans to join the City at American Legion Post #208 for breakfast on Veteran's Day and that later in the evening, at 6pm, there would be a Hometown Heroes celebration in the Justice Center Board Room. The next meeting would be on November 10<sup>th</sup> at 5pm.

Homecoming Committee

Alderman Ottenad reported that the wrap up meeting would be October 18<sup>th</sup> at 630pm.

Audit and Finance Committee

Alderman Toben reported that the Audit and Finance Committee did not meet.

Tree Advisory Board

Alderman Dodge reported that the Tree Advisory Board did not meet.

**ACTION ON OLD BILLS**

There was none.

**INTRODUCTION OF NEW LEGISLATION**

There was none.

**MISCELLANEOUS**

Comments from the Public

There was none.

Alderman Dodge announced that Olympia Gymnastics was hosting a competition this weekend and expect around 300 visitors.

**ADJOURNMENT**

There being no further business, Alderman Nolte made the motion to adjourn. The motion was seconded by Alderman Huether and carried unanimously. The meeting adjourned at 7:46 p.m.