



**MINUTES OF THE PUBLIC HEARING OF
MONDAY, NOVEMBER 1, 2021
REGARDING A SPECIAL USE PERMIT AT 469A
LAFAYETTE CENTER (PREMIER MARTIAL ARTS)**

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, November 1, 2021 at 7:00 p.m. at the Manchester Justice Center, 200 Highlands Boulevard Drive, to consider the following:

21-SUP-003 Greg Steinbrueck, business owner, has applied for approval of a Special Use Permit to allow a martial arts studio to be located at 469A Lafayette Center, in the C-1 Commercial Zoning District.”

Speaking as a proponent, Mr. Greg Steinbrueck, owner of Premier Martial Arts, stated it is a franchise. It is a small boutique style martial arts directed at kids ages 5 through 12. They do have some classes that are for 3- and 4-year-olds, but also have some adult classes too.

COMMENTS FROM OPPONENTS, QUESTIONS OR COMMENTS FROM THE PUBLIC

There were no opponents or questions from the public.

Alderman Baumann asked how many martial arts studios we have in Manchester. Mayor Clement answered he believes this will be the third one in the City.

Alderman Nolte stated that the Planning and Zoning Commission unanimously recommended it to the Board of Aldermen.

ADJOURNMENT

Mayor Clement closed the public hearing at 7:05 p.m.



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING
OF MONDAY NOVEMBER 1, 2021
BY VIDEO CONFERENCING ON ZOOM AND IN PERSON
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 Nolte, Alderman Hudson, Alderman Ottenad, Alderman Huether, Alderman Baumann, Alderman Toben, and Mayor Clement. A quorum was present.

APPROVAL OF THE MINUTES

October 18, 2021 Regular Board of Aldermen Meeting

Alderman Nolte made the motion to approve the minutes of the Monday, October 18, 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

Mayor Clement stated that there will be a boy scout introduced under the Mayor Report.

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

CONSIDERATION OF PETITIONS

Consideration of Fiscal Year 2021 Budget Amendment

Interim City Administrator Klocke stated they discussed this budget amendment at the budget work sessions to the Board of Aldermen to discuss and to make a motion to implement proposed salaries and to pay for staff that they had proposed from the FY 2022 budget for the final three pay periods for the end of the 2021 year.

Interim City Administrator Klocke stated this motion will implement the start date of November 14 and the staff will receive the new hourly rate on the December 2, 16 and 30 paychecks.

Alderman Hudson made the motion for the Board of Aldermen to amend the fiscal year 2021 budget to implement the 2022 budget salary pay and benefit proposal for the final three pay

periods in fiscal year 2021, starting on the pay period beginning on November 14, 2021. 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

Boy Scout Introduction

Mayor Clement introduced Boy Scout Jacob Hecksetter from Troop 750 out of Wren Hollow. He is currently working on his Communications Badge.

Mayoral Proclamation

Mayor Clement gave a Proclamation to the American Legion Post for recognizing 2021 Veterans Day.

Audit and Finance Committee Appointment

- Mr. Peter Bitzer and Alderman Ben Toben

Alderman Baumann made the motion to approve the appointment of Mr. Peter Bitzer and Alderman Ben Toben to the Audit and Finance Committee. The motion was seconded by Alderman Ottenad and carried unanimously, with no objections from any members of the Board of Aldermen.

Mayoral Reports

Mayor Clement stated that they have received letters from the Attorney General of Missouri asking Manchester to join the class action lawsuit for a National opioids settlement. This doesn't require any commitment besides a yes on a website. The Attorney General is asking all cities in Missouri to join it. He has spoken to City Attorney Rost and there really isn't any downside to this besides there could be funds that come out of this settlement. The State of Missouri might see as much as \$500 million. City Attorney Rost stated the only reason why you would not get involved is if we had some individual claims.

Mayor Clement read an email from Charles Matlock regarding the pipeline shutdown and getting a propane tank.

Mayor Clement wanted everyone to be aware there is a blood drive happening at the Manchester Justice Center on November 3. On November 6, the Parks Department is having a honeysuckle hack. He also wanted to remind everyone about the Veterans Breakfast at the Legions Post on November 11.

REPORTS FROM THE CITY ADMINISTRATOR

Use Tax Report - City Attorney Rost

Interim City Administrator Klocke stated that the Municipal League of St. Louis is organizing a joint effort and asking Cities to propose a use tax at the 2022 Municipal Election, so they have asked City Attorney Rost to discuss and refresh the Use Tax and Municipal League efforts.

City Attorney Rost stated the State Legislator from Missouri is one of the last of the 50 states

to pass the comprehensive Wayfare Legislation. It gives Missouri the chance to receive taxes from out of state vendors. They are trying to get it changed so that the tax is the same between in state and out of state vendors.

City Attorney Rost stated per the West Newsmagazine, Ellisville, Chesterfield, Wildwood, and Twin Oaks are going to be putting it on the ballot. The new law says it is not to be referred to as a new tax and it is not to be referred to as not a new tax. Its just a tax. The main goal is balancing the brick and mortar and the online sales.

There was a discussion that ensued about putting it on the ballot in April because there support from the Municipal League and other cities along with St. Louis County. Alderman Ottenad suggested that the City inform residents what the money would be used for.

New City Hall Report

Interim City Administrator Klocke stated on Tuesday (11-04-2021) staff will be meeting with Archimages at the new City Hall to have a turn page meeting. At this appointment we will go over all the plans up until this point going over everything and making sure we haven't missed anything before we take it out for an RFP. He does believe that we will still be going out for Bid by the end of this year and renovations will be starting in early 2022.

Interim City Administrator Klocke stated that he wanted to give a quick update on SunUp Express. He said it is still moving on and they have discussed with SunUp Express what Manchester is still needing before we give them the final approval. They found out they are just waiting on MSD final approval.

List of Paid Bills (Warrant dates of 10-19-2021 to 11-01-2021)

There were no questions.

REPORTS FROM COMMITTEES

Planning and Zoning Commission

Alderman Nolte stated they had one sign approval that was approved for a new Slyman Brothers appliance store. He said they also had a Special Use Permit for Premier Martial Arts which is on the Agenda for this evening with the Board of Aldermen.

Veterans Commission

Alderman Huether stated the Veterans Commission is looking forward to commemorating Veterans Day. There will be a hot Breakfast at the American Legion Post from 7:00 a.m. to 10:00 a.m. She said that the Flags of Valor will be flying at the Veterans Memorial, including a new flag that we are welcoming. She said later that evening from 6:00 p.m. to 10 p.m. at the Justice Center they will be celebrating the Hometown Heroes that are on the Banners that flew on Manchester Road.

Alderman Huether stated they are finishing off the week with guest speaker Representative Wayne Wallingford on November 13 at 2:00 p.m. at the Parks Building. He will be sharing his experiences from a bombing mission called Linebacker 2.

Alderman Huether stated the next meeting is November 17.

Homecoming Committee

Alderman Ottenad stated they met on October 20 for the wrap up meeting. The Proclamation that was given to the Homecoming Committee was read and much appreciated.

Alderman Ottenad stated they will no longer have the car show as a part of the Homecoming. They will have a car show at a later date with a concert. The reason for the change is the owners of the cars didn't like driving through the grass and mud.

Alderman Ottenad stated Homecoming made a profit of \$4,700. She doesn't remember the last time they made a profit from Homecoming. She said the donations for the P.L.A.Y were close to \$1,000. She said there were four groups that took turns manning the beer booth. Each group made \$1,300 apiece for their charities.

Audit and Finance Committee

Alderman Toben stated they did not meet.

Tree Advisory Board

Mayor Clement stated they have not met.

ACTION ON OLD BILLS

None

INTRODUCTION OF NEW LEGISLATION

*BILL NO 21-2444 – Special Use Permit – 469A Lafayette Center
(Emergency Legislation requested)*

Alderman Toben read Proposed Bill NO 21-2444, entitled: "AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO GREG STEINBRUECK TO OPERATE A MARTIAL ARTS STUDIO LOCATED AT 469A LAFAYETTE CENTER IN THE C-1 COMMERCIAL 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 21-2444, entitled: "AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO GREG STEINBRUECK TO OPERATE A MARTIAL ARTS STUDIO LOCATED AT 469A LAFAYETTE CENTER IN THE C-1 COMMERCIAL ZONING DISTRICT ", by title only.

Alderman Toben made the motion that Bill NO 21-2444, become Ordinance NO 21-2329. The motion was seconded by Alderman Ottenad.

A poll of the Board showed:

Alderman Ottenad – aye

Alderman Huether – aye

Alderman Nolte – aye

Alderman Hudson – aye

Alderman Toben – aye
Alderman Baumann – aye

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

*BILL NO 21-2445 – City Administrator Appointment
(Emergency Legislation requested)*

Alderman Ottenad read Proposed Amended Bill NO 21-2445, entitled: “AN ORDINANCE OF THE CITY OF MANCHESTER, MISSOURI, PROVIDING FOR THE EMPLOYMENT OF JUSTIN KLOCKE AS CITY ADMINISTRATOR AND ESTABLISHING COMPENSATION THEREFOR”, by title only.

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

Alderman Ottenad read for the second time Amended Bill NO 21-24445 entitled: “AN ORDINANCE OF THE CITY OF MANCHESTER, MISSOURI, PROVIDING FOR THE EMPLOYMENT OF JUSTIN KLOCKE AS CITY ADMINISTRATOR AND ESTABLISHING COMPENSATION THEREFOR”, by title only.

Alderman Ottenad made the motion that Bill NO 21-2445, become Ordinance NO 21-2330. The motion was seconded by Alderman Nolte.

A poll of the Board showed:

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

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

RESOLUTION NO 21-0846 -Show Me Zero Agreement

Alderman Huether read Proposed Resolution NO 21-0846, entitled: “A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ENTER INTO A SHOW-ME ZERO PROGRAM AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION,” by title only.

Alderman Ottenad asked if this is over a certain period of time. City Administrator Klocke stated this is a new practice that Missouri Highways and Transportation Commission has started with allowing him to enter into an agreement.

Alderman Huether made the motion for approval of Resolution NO 21-0846. The motion was seconded by Alderman Hudson and carried unanimously, without any objections from any members of the Board of Aldermen.

RESOLUTION NO 21-0847 -Marie Lane-Baxter Acres Drive Stormwater Improvement Project Agreement

Alderman Baumann read Proposed Resolution NO 21-0847, entitled: "A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ENTER INTO A CONTRACT WITH K.J. UNNERSTALL CONSTRUCTION CO. IN AN AMOUNT NOT TO EXCEED NINETY-NINE THOUSAND SEVEN HUNDRED DOLLARS (\$99,700.00) PLUS A TEN (10) PERCENT CHANGE ORDER IN THE AMOUNT OF NINE THOUSAND NINE HUNDRED SEVENTY DOLLARS (\$9,970.00) FOR UNFORESEEN CONDITIONS FOR CONSTRUCTION OF STORMWATER IMPROVEMENTS IN THE AREA KNOWN AS MARIE LANE/BAXTER ACRES DRIVE PROJECT", by title only.

Alderman Ottenad asked the number of homes this will be fixing. Assistant Director Dave Pracht answered he believes it is approximately seven homes.

Alderman Ottenad made the motion for approval of Resolution NO 21-0847. The motion was seconded by Alderman Ottenad and carried unanimously, without any objections from any members of the Board of Aldermen.

MISCELLANEOUS

Oath of Office

Deputy Clerk Michelle Melugin gave City Administrator Justin Klocke his Oath of Office.

Comments from the Public

There were none.

ADJOURNMENT

There being no further business, Alderman Nolte made the motion to adjourn. The motion was seconded by Alderman Toben and carried unanimously. The meeting adjourned at 7:53 p.m.