



**MINUTES OF THE PUBLIC HEARING OF
MONDAY, NOVEMBER 7, 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.”

Director of Planning and Zoning Streiler explained that this was a two-part proposal. The first part was to amend the Special Use Permit to allow for Kohl’s to install four electric vehicle charging stations. The second part will transfer the original Special Use Permit from the previous business at the location, Ventures, to Kohl’s since it was not transferred when Kohl’s originally moved into the building.

Speaking as a proponent, Cole Jeffery, applicant on behalf of Kohl’s, explained that his portion of this project is to get the electric vehicle charging stations permitted. He continued that each charging station would have a charging port and digital display which would show advertisements that allow for subsidized charging. There are four stations and two PCS cabinets being proposed.

COMMENTS FROM OPPONENTS, QUESTIONS OR COMMENTS FROM THE PUBLIC

There were no opponents.

Alderman Nolte reported that the Planning & Zoning Commission gave a favorable recommendation.

ADJOURNMENT

Mayor Clement closed the public hearing at 7:07 p.m.



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING
OF MONDAY, NOVEMBER 7, 2022
AT 200 HIGHLANDS BOULEVARD DRIVE**

CALL TO ORDER

Mayor Mike Clement called the Regular Board of Aldermen Meeting to order at 7:07 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 17, 2022 Public Hearing

Alderman Dodge made the motion to approve the minutes of the Monday, October 17, 2022 Public Hearing. The motion was seconded by Alderman Ottenad and carried unanimously, with no objections from any members of the Board of Aldermen.

October 17, 2022 Regular Board of Aldermen Meeting

Alderman Ottenad made the motion to approve the minutes of the Monday, October 17, 2022 Regular Board of Aldermen Meeting. The motion was seconded by Alderman Toben and carried unanimously, with no objections from any members of the Board of Aldermen.

October 25, 2022 Work Session Meeting

Alderman Dodge made the motion to approve the minutes of the Tuesday, October 25, 2022 Work Session Meeting. The motion was seconded by Alderman Ottenad and carried unanimously, with no objections from any members of the Board of Aldermen.

October 27, 2022 Work Session Meeting

Alderman Dodge made the motion to approve the minutes of the Thursday, October 27, 2022 Work Session 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

Alderman Dodge made the motion to approve the Order of Items on the Agenda, as presented. The motion was seconded by Alderman Ottenad 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

Proclamation for Greater St. Louis Honor Flight 100th Mission

Mayor Clement presented a proclamation honoring the work of The Greater St. Louis Honor Flight and congratulated them on their 100th Honor Flight that was completed on November 7, 2022. Many members of the Greater St. Louis Honor Flight were present to hear the reading of the proclamation.

Board of Adjustment Member Mandy Meininger Promoted to Permanent Position

Mayor Clement reported that Board of Adjustment Alternate Member Mandy Meininger had accepted appointment as a full member of the Board of Adjustment. Mayor Clement reported that this opening came from the retirement of long time Board of Adjustment Member Dan Miller.

Mayor Clement notified the Board that previous member of the Board of Adjustment, J.R. Brown, recently passed away.

Appointment of Kristen Pierson to Audit & Finance Committee

Alderman Toben made the motion for the appointment of Kristen Pierson as a member of the Audit & 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 reminded the Board of Aldermen to return their Budget Books to be updated. He also reported that there are upcoming Veteran activities and additional events coming up in the City including blood drives and Conversations with the Mayor.

REPORTS FROM THE CITY ADMINISTRATOR

FY 2023 Budget Request

City Administrator Klocke responded to budget requests from the Aldermen. He reviewed the report of research City staff had done on requests for sidewalks at Stoecker Park, speed tables to address speeding concerns, a 360 assessment of leadership in the City, and the payment of lifeguards. After reviewing the Board's requests City Administrator Klocke requested direction on anything the Board would like in the final draft of the budget.

St. Louis County Pool Tax Distribution Error

City Administrator Klocke reported that there had been an error in the distribution of the St. Louis County Pool Tax that the City receives. He continued that St. Louis County is still researching funds and seeing which cities are affected, but he and Director of Finance Sieve have been keeping up to date on all information regarding these funds. He answered the Board's questions explaining that 3 million of the 6 million funds that had been given to Brentwood by St. Louis County should have been in the pool tax. In result of this error, the County may create a dashboard going for cities to check funds in the future.

Police Accreditation Report

Captain Smith and City Administrator Klocke reported that the Police Department had their mock trial for accreditation earlier that day and there were minimal suggestions given. Captain Smith continued they are looking at the assessment being held in December and

explained the process to the Board of Aldermen.

List of Paid Bills (Warrant dates of 10-13-2022 to 11-01-2022)

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 on Friday, November 11th from 7am-10am all Veterans were invited to breakfast at the American Legion Post #208. She continued that Flags of Valor would be flying all of Veteran's Day and that on Veterans Day evening at 6pm, the City would host the Hometown Heroes Ceremony at the Justice Center.

Homecoming Committee

Alderman Ottenad reported that the wrap up meeting was on October 18th.

Audit and Finance Committee

Alderman Toben reported that the Audit and Finance Committee did not have a quorum to 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

BILL NO. 22-2489

Lease Agreement for New City Hall Financing

Alderman Toben read Proposed Bill No. 22-2489, entitled: "AN ORDINANCE AUTHORIZING CITY OF MANCHESTER, MISSOURI TO ENTER INTO A LEASE TRANSACTION WITH CLAYTON HOLDINGS, LLC, AS LESSOR, WITH RESPECT TO RENOVATING, IMPROVING, FURNISHING AND EQUIPPING A NEW CITY HALL; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH," 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 Nolte, and carried unanimously, with no objections.

Alderman Toben read for the second time Bill No. 22-2489, entitled: "AN ORDINANCE AUTHORIZING CITY OF MANCHESTER, MISSOURI TO ENTER INTO A LEASE TRANSACTION WITH CLAYTON HOLDINGS, LLC, AS LESSOR, WITH RESPECT TO RENOVATING, IMPROVING, FURNISHING AND EQUIPPING A NEW CITY HALL; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH," by title only.

Alderman Toben made the motion that Bill No. 22-2489, become Ordinance No. 22-2373. The motion was seconded by Alderman Nolte.

A poll of the Board showed:

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

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

BILL NO. 22-2490

SUP Amendment and Transfer Electric for Vehicle Charging Stations at Kohl's

Alderman Baumann read Proposed Bill No. 22-2490, entitled: "AN ORDINANCE AMENDING AND TRANSFERRING A SPECIAL USE PERMIT TO KOHLS, INC., AT 14425 ANDERSON DRIVE, PURSUANT TO SECTION 405.585 OF THE MUNICIPAL CODE OF THE CITY OF MANCHESTER AND FOR AN AMENDMENT TO THE SPECIAL USE PERMIT TO ALLOW FOUR (4) EV CHARGING STATIONS PURSUANT TO SECTION 405.240(C)(14) OF THE MUNICIPAL CODE," by title only.

No further action at this time.

MISCELLANEOUS

Comments from the Public

Robert Lopez, owner of 1302 Mautenne Dr, notified the Board that the water fountain outside the Board room was not working correctly. He also expressed interest in the speed tables discussed earlier in the meeting to be placed outside his home. He continued with questions about the lease agreement approved tonight. City Attorney Rost explained that this was a lease purchase for all of the furnishing and construction of the new City Hall.

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 8:04 p.m.