

**Central West End SouthEast
Special Business District**

c/o Park Central Development Corporation
4512 Manchester Avenue, Suite 100
Saint Louis, Missouri 63110-2100
O: 314.535.5311
cwesoutheastssbd.com

BOARD OF COMMISSIONERS MONTHLY MEETING

TO BE HELD

**October 28th, 2021 at 5:00 p.m.
4512 Manchester Ave Suite 100
St. Louis, MO 63110**

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on October 28th, 2021 at 5:00 p.m., the Central West End Southeast Special Business District (the "District") will hold its public Monthly Meeting to consider and act upon the matters on the following tentative agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

1. Call to Order
2. Chair's Report & Announcement of the Order of Business
3. Public Comments & Questions
4. Approve Previous Meeting Minutes
5. 5-year Plan
 - a. 5-year budget
 - b. Priorities
 - i. Safety
 - ii. Lighting
 - iii. Infrastructure
 - iv. Beautification
 - v. Other
6. Other Business

This meeting is open to the public; provided, however, that a portion of the meeting may be closed to discuss legal, real estate and/or personnel matters as provided by Sections 610.021(1), (2) and/or (3), RSMo.

Representatives of the news media may obtain copies of this notice, and persons with disabilities wishing to attend can contact: Park Central Development, 4512 Manchester #100, St. Louis, 63110, (314) 535-5311.

DATE POSTED: 10/26/2021

Time: 5:00 PM

• **Central West End Southeast Special Business District** •

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Central West End Southeast Board of Commissioners Meeting
October 19th, 2021 at 5:00pm
Via Zoom

Board Members in Attendance: Rick Kissel, Doug Anderson, Jeff Miner

Board members not in Attendance: Yusef Scoggin

Others in attendance: Alayna Graham (Park Central Development), Ron Coleman (City of St. Louis), Frank Eppert (ABNA), Kimberly Smith-Drake (Washington University), Gerry Connolly (8th Ward Resident)

1. **Call to order**
 - a. D. Anderson called the meeting to order at 5:05 pm.
2. **Chair's Report & Announcement of the Order of Business:** None.
3. **Public Comments:** None.
4. **Approval of August Meeting Minutes**
 - a. J. Miner motioned to approve the September 21st, 2021 meeting minutes. Seconded by R. Kissel. All in favor—Motion approved.
5. **Public Safety**
 - a. No Safety and Security representative available.
6. **Neighborhood Improvement-** R. Coleman gave updates for the Board of Commissioners.
 - a. R. Coleman requested funding for new trees at \$140 per tree. For forty trees, the total cost will be \$4,620. R. Coleman is requesting up to \$5,000 for trees in the CWE Southeast SBD.
 - b. J. Miner motioned to allocated up to \$5,000 for trees in the neighborhood. R. Kissel seconded the motion. All in favor, motion approved.
 - c. R. Coleman gave some development updates in the area.
7. **Project Reports:**
 - a. **Financial Reports:** A. Graham presented the financial reports.
 - i. A. Graham presented the annual budget, which needs to go to the City this month.
 - ii. R. Kissel motioned to adopt the proposed budget as presented. J. Miner seconded the motion. All in favor, motion approved.
 - iii. J. Miner motioned to renew the MOPERM insurance. R. Kissel seconded the motion. All in favor, motion approved.
 - b. **5-Year Planning**
 - i. Lighting- A. Graham presented the approximate cost of the lighting project. R. Coleman stated he would talk to some folks at the City to work out a partnership.
 1. A. Graham asked F. Eppert if he was able to address the request from the City. R. Coleman offered to set up a quick meeting with City officials to

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move the project forward. A. Graham explained that they are hoping the City can take over the bidding process.

- ii. Landscaping- A. Graham presented the email with Pretty City. The SBD lawyers suggested a longer payment period, but Pretty City pushed back for a shorter payment period. All Commissioners agreed to a shorter payment period.
- iii. Sidewalk Audit- A. Graham will follow up with a sign up genius to get volunteers to do a sidewalk audit to make sure there are no overlaps.
- iv. Supplemental Meeting-
 - 1. A. Graham stated it looked like October 28th was the best day for everyone. The Commissioners would like to in-person, if possible.

8. Other

- a. D. Anderson asked about speed bumps in the alleys. R. Coleman stated that speed bumps are \$200 each. The City will work with stakeholders to implement speed bumps in the alleys. The alderperson typically will share costs.
- b. A. Graham asked the Commissioners to talk to their neighbors to let them know that there are 3 seats available on the Board- 1 property owner and 2 renter seats.

9. Meeting Adjourned: The meeting was adjourned at 5:41 pm.



Acorn



Lollipop



Retrofit



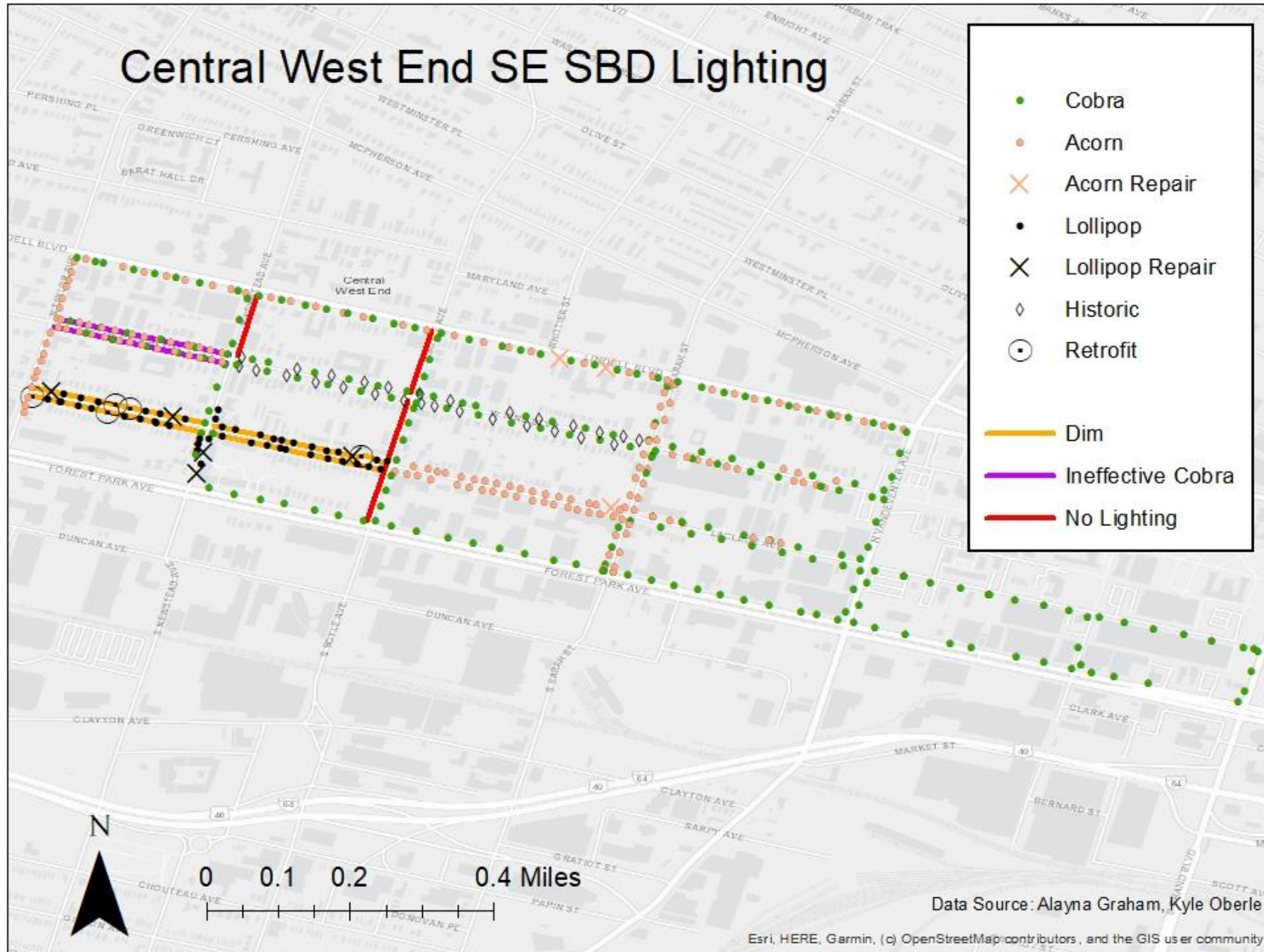
Historic

Pedestrian Lighting Types



Cobra Street Lighting

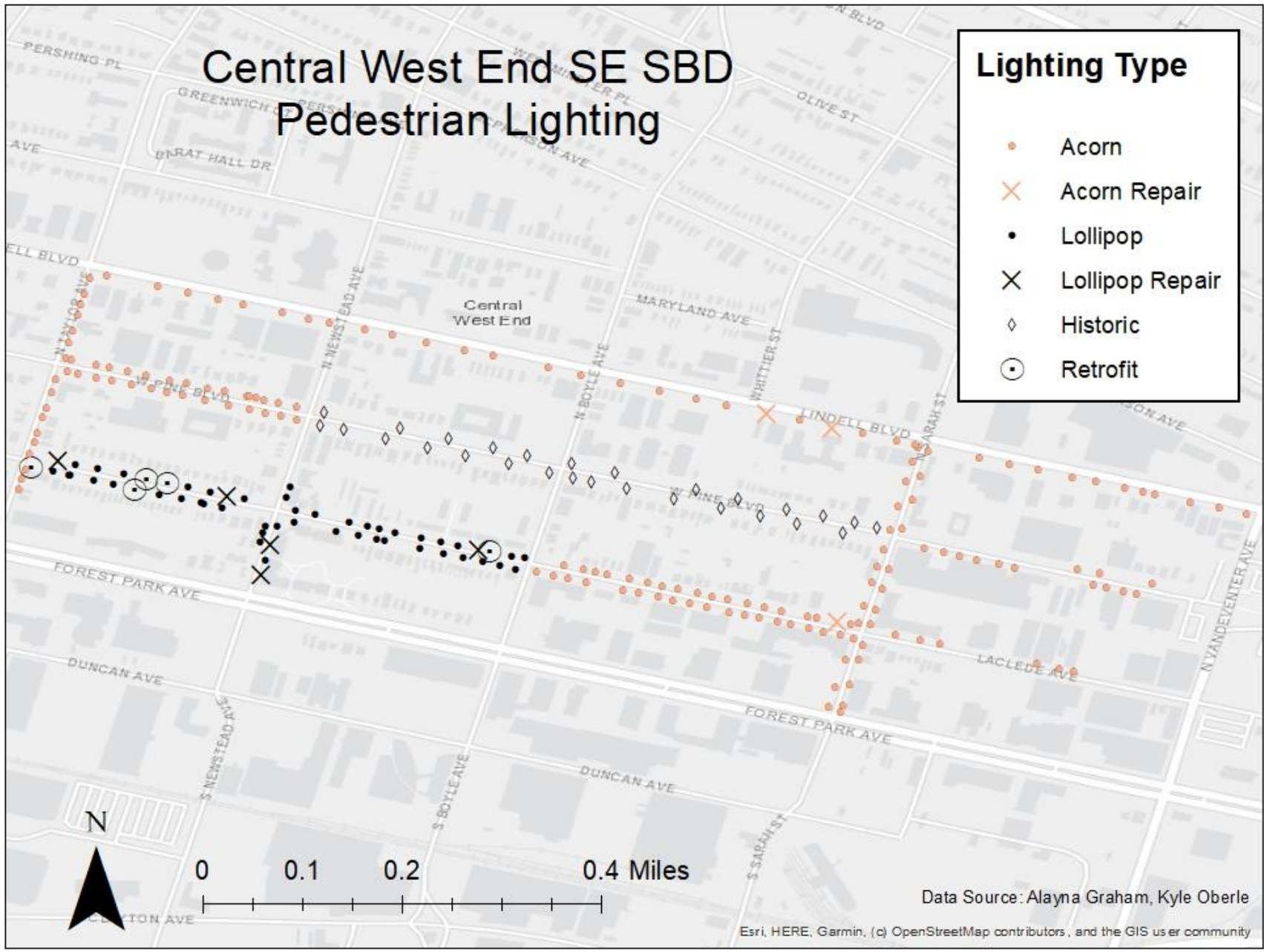
Central West End SE SBD Lighting



Central West End SE SBD Pedestrian Lighting

Lighting Type

- Acorn
- ✕ Acorn Repair
- Lollipop
- ✕ Lollipop Repair
- ◇ Historic
- Retrofit



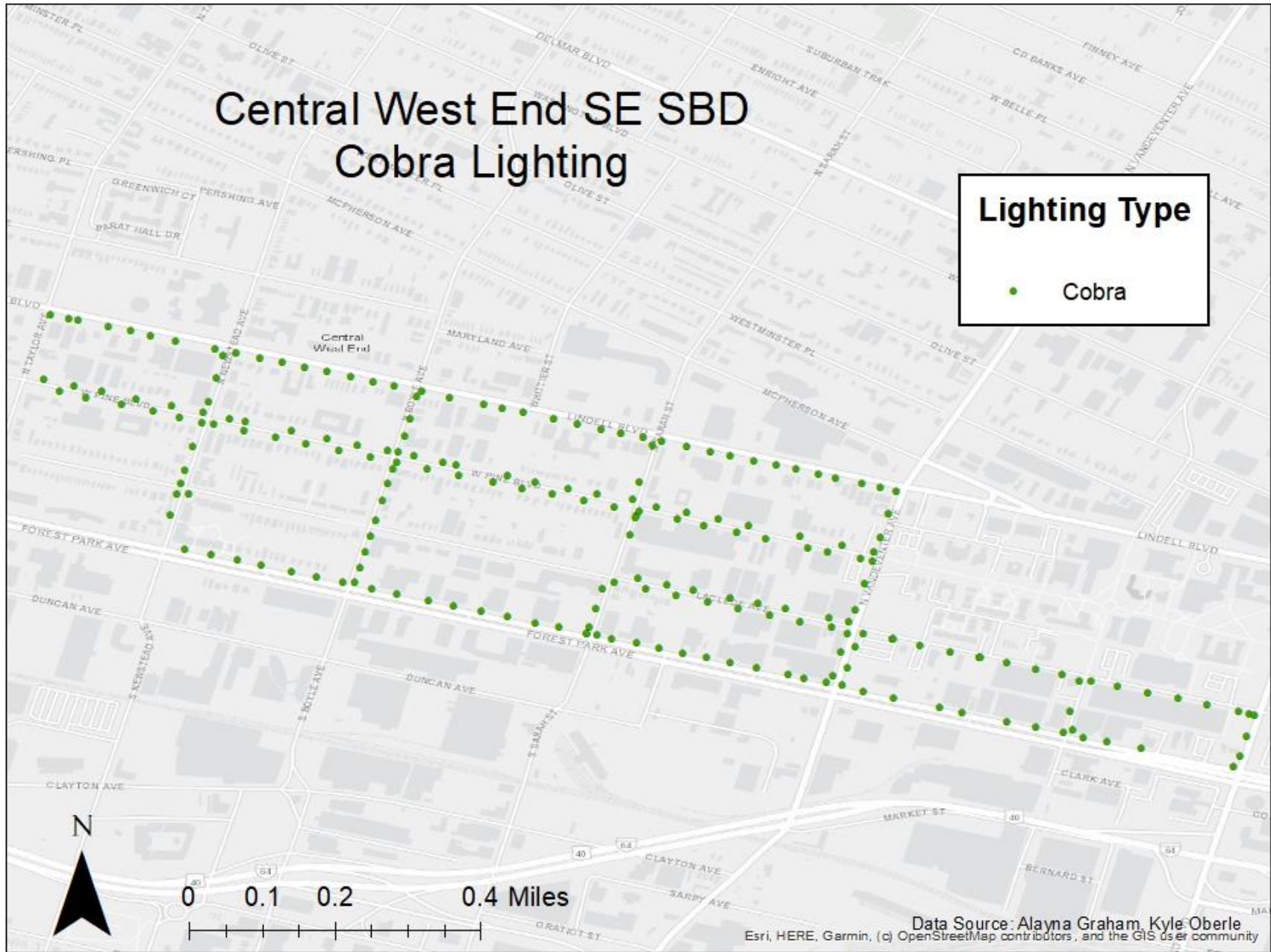
Data Source: Alayna Graham, Kyle Oberle

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Central West End SE SBD Cobra Lighting

Lighting Type

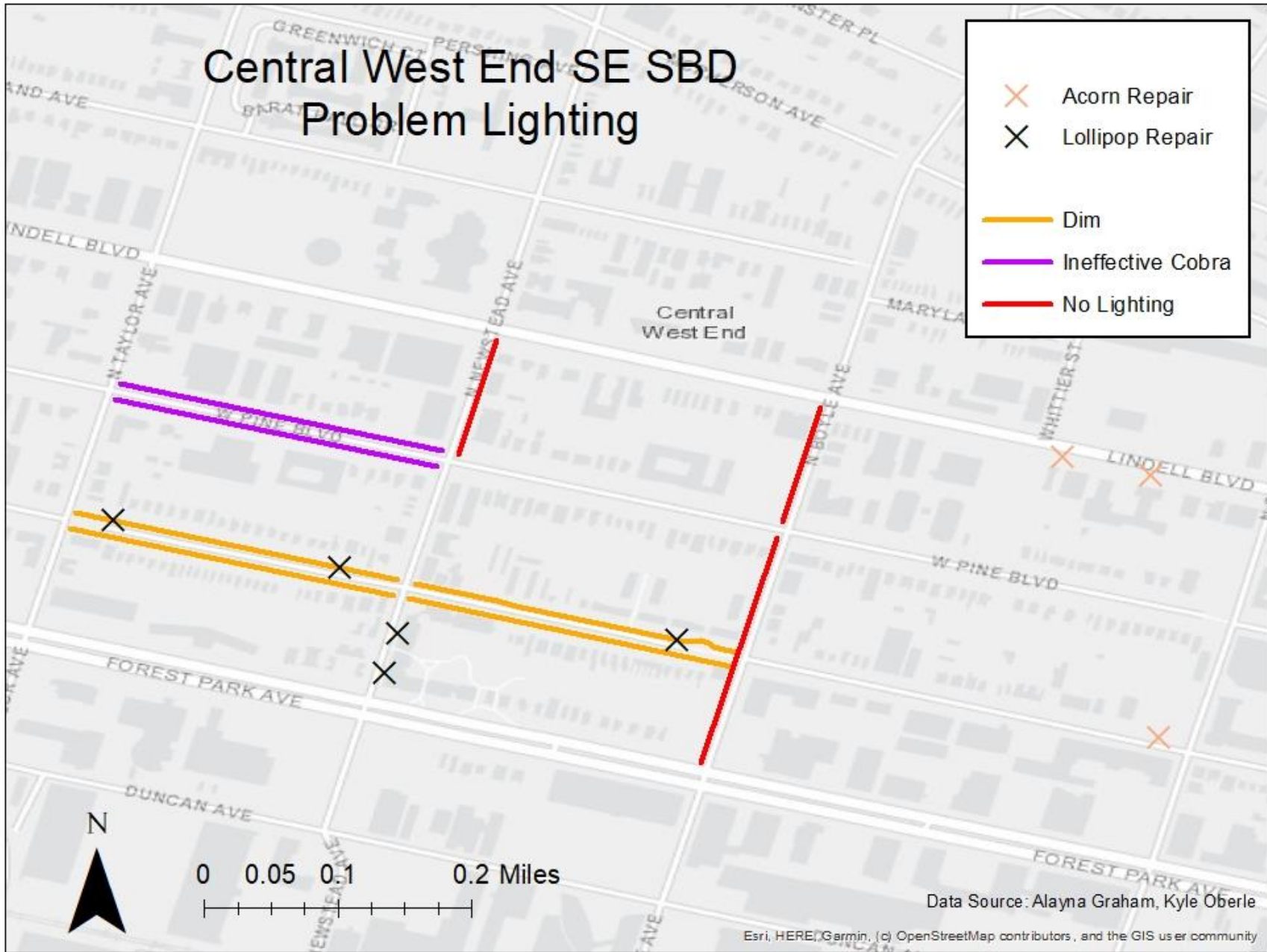
- Cobra



Data Source: Alayna Graham, Kyle Oberle
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Central West End SE SBD Problem Lighting

- ✕ Acorn Repair
- ✕ Lollipop Repair
- Dim
- Ineffective Cobra
- No Lighting



Data Source: Alayna Graham, Kyle Oberle

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Count

	No Apparent Needs	Repair Needed	Total
Acorn	161	3	164
Lollipop	45	5	50
Retrofit	5	0	5
Historic	28	0	28
Cobra	211	0	211
Total	450	8	458

Alayna Graham

From: Sue Nauert <suenauert@gmail.com>
Sent: Tuesday, October 26, 2021 3:22 PM
To: Alayna Graham
Subject: Re: CWE Southeast SBD

Thank you , Alayna. Here are the proposals our neighborhood, West Pine Laclede, had in mind:

- 1) The median of small trees and flowers at the entrance of the 4300 block of Laclede would like to be added to the schedule for watering services in the spring/summer. (assuming a watering service is still in the budget)
- 2) The new city curb trees planted in the 4200-4100 block of Laclede would like to be added to the schedule for watering services in the spring/summer. (just for the coming 2022 season).
- 3) The entrance of the 4300 block of Laclede (ending at the alley behind Park Place) needs to be repaved, and a handicap accessible ramp installed leading to the entrance of Park Place off of Laclede. (Lots of elderly residents use walkers, scooters, and wheelchairs at this entrance. It is in pretty uneven shape currently.)

These are all pretty minor proposals, but would help a lot of folks in this neighborhood! Hopefully, they can be considered at the 5 year planning mtg.

Sue Nauert, resident

On Tue, Oct 26, 2021 at 10:27 AM Alayna Graham <Alayna@pcd-stl.org> wrote:

Hi Sue,

The SBD is finally going to be having their 5-year planning meeting this Thursday at 5pm at the Park Central Development office. You are welcome to attend or just send me any proposals you'd like the Board to review. I will send you a calendar invite.

Take care,

Alayna

Alayna Graham (she/her)

Park Central Development

Project Manager, Special Taxing Districts and Planning

Office: 314-535-5311 | Cell: 217-371-1257