

**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

**June 15th, 2021 at 5:00 p.m.
at 4512 Manchester Ave #100
St. Louis, MO 63110**

Please Note: Due to COVID-19, physical access to the Board of Commissioners meeting will be closed and replaced by Zoom Conference.

Please sign in at <https://zoom.us/j/98242811657> (Meeting ID: 982 4281 1657) or call by phone at 1-312-626-6799.

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on June 15th, 2021 at 5:00 p.m. via Zoom Conference, 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 (5-minute limit per speaker)
4. Approve Previous Meeting Minutes
5. Speakers: Circuit Court Judges Katherine M. Fowler and Lynne Perkins
6. Public Safety
 - a. Neighborhood Security Initiative, Jim Whyte
 - b. The City's Finest, Rob Betts
7. Neighborhood Improvement
 - a. City of St. Louis, Ron Coleman
 - i. Median Landscaping
 - ii. Development Updates
 - iii. Parklet
8. Project Reports
 - a. Seat Renewal
 - b. Financial Reports
 - c. Public Lighting
 - d. Trash & Litter Pickup
9. 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: 6/11/2021

• Central West End Southeast Special Business District •

4512 Manchester #100 Saint Louis, MO 63110 (314) 535-5311

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4512 Manchester Avenue, Suite 100

Saint Louis, Missouri 63110-2100

Time: 5:00 PM
(314) 535-5311

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Central West End Southeast Board of Commissioners Meeting
May 25th, 2020 at 5:00pm
At 4512 Manchester, St. Louis, MO 63110

Board Members in Attendance: Yusef Scoggin, Marshall Michener, Rick Kissel, Doug Anderson

Board members not in Attendance: Jeff Miner

Others in attendance: Alayna Graham (Park Central Development), Ron Coleman (City of St. Louis), Rob Betts (The City's Finest), Frank Eppert (ABNA), Jeff Hood, Kimberly Smith-Drake (Washington University), Alderwoman Tina Pihl

1. **Call to order**
 - a. M. Michener called the meeting to order at 5:04 pm.
2. **Chair's Report & Announcement of the Order of Business:** None.
3. **Public Comments:** J. Hood introduced K. Smith-Drake as the new representative for Washington University Community Redevelopment.
4. **Approval of April Meeting Minutes**
 - a. D. Anderson motioned to approve the March 16th, 2021 meeting minutes with the corrections. Seconded by M. Michener. All in favor—Motion approved.
5. **Public Safety**
 - a. **NSI Update-** R. Betts gave the NSI presentation.
 - i. Total crime is down by 18.18%. Person crime is down 66.67% (ten fewer than last year to date). The five-year average is higher for several reasons.
 - ii. An arrest was made due to a \$5,000 reward. Javonn Nettles was charged with two counts of first-degree murder and two counts of armed criminal action.
 - iii. ArchCity Defenders are asking the City to defund several items, including the SLMPD vacant positions, SWAT, ShotSpotter, Real Time Crime Center, and police overtime.
 - b. **TCF Update-** R. Betts updated the Board that they are at their maximum deployment. They ramp up patrols over the summer. They are under budget by a few thousand dollars currently.
6. M. Michener introduced Alderwoman Tina Pihl.
7. **Neighborhood Stabilization-** R. Coleman presented updates to the Commissioners.
 - a. **Planters for Forest Park Medians:** No timeline as of yet. He will be meeting with the Alderwoman and might have a timeline after that.
 - b. **4308 Laclede:** All of the approvals have gone through the zoning board, so the construction should begin soon.
 - c. **Places for People:** No updates.

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- d. **Concerts at City Foundry:** There were some noise complaints, but the Foundry has adjusted their sound to keep it from disturbing the neighborhood.
 - e. **Parklet:** R. Coleman will be picking up boulders to be placed around the parklet on Monday. Once the handrail is installed, they will be able to open it. The contractor would like to know if the SBD would like to pay for staining it. M. Michener would like it to stay natural. D. Anderson agreed.
 - f. **Jimmy & Andy's:** The bar was cleared out and the previous tenant was removed.
- 8. Project Reports:**
- a. **Financial Reports:** A. Graham presented the financial reports. There were no questions or concerns.
 - i. A. Graham noted that she added the financial reports to the website.
 - ii. A. Graham noted that Annette Pendilton at PCD has a check for \$500,000. If it is deposited in either bank account, there will be an amount that is not covered by FDIC. They discussed their options and wanted to gather some information about opening new accounts to keep all money covered.
 - b. **Lighting Project:** F. Eppert stated that he submitted preliminary plans, but they were only sent as a hard copy since the meeting was originally going to be in person. The digital version hasn't been sent, but F. Eppert did not have it in the moment.
 - i. F. Eppert would like to get the Board of Public Service involved early.
 - ii. The substation needs to be replaced before the lighting can be upgraded. All the existing lights will go out as soon as the substation is replaced. F. Eppert recommends that a new substation be put in without replacing the old one.
 - c. **Parklet Project:**
 - i. A. Graham updated the Commissioners that the construction is starting on the parklet this week and it will be finished before their next meeting.
 - ii. A. Graham included the email vote in which the Commissioners unanimously approved the additional expenditure involved with the project.
 - d. **Trash Pick-up RFP:**
 - i. A. Graham presented the one proposal that was received. That proposal only included trash pick-up, no litter removal. M. Michener noted that litter removal is the more important issue, so he would like to see that emphasized. M. Michener proposed having a discussion with ATBM to find out if they can provide litter pick-up services and negotiate a 6-month contract with an assessment at the 6-month time-period. The Commissioners asked A. Graham to have the discussion with ATBM.
- 9. Other:**
- a. Alderwoman Pihl noted the residents at the West Pine Laclede Neighborhood Association would like to see some safety concerns addressed.
 - i. People in wheelchairs are having trouble on the sidewalks, so they are using the streets. The neighborhood association would like to be able to provide safety vests and flags.
 - ii. There is an issue with speeding through intersections, so the neighborhood association would like to repaint some crosswalks.

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- iii. M. Michener noted that they'd looked at speed humps previously. R. Coleman gave some background on areas that have been studied and approved or denied. He cautioned that once one speed hump is installed, residents will request more, so they need to make sure to plan the budget accordingly.
 - iv. R. Coleman gave some background on the qualifications for painting crosswalks. One qualification is that the ramps are ADA compliant. Each corner is \$3,500 or \$14,000 for a whole intersection.
- b. Fraudulent Case-
- i. A. Graham reminded the Commissioners of the fraudulent cyber case. The special taxing districts involved would like to move forward with the lawsuit against OMIGA. In order to pursue this lawsuit, the Districts need to demand Park Central Development pay back the fraudulent funds. R. Kissel motioned to send the demand to Park Central Development. M. Michener seconded the motion. All in favor, motion approved.

10. Meeting Adjourned: The meeting was adjourned at 6:30 pm.

CWE Southeast SBD
Balance Sheet
As of May 31, 2021

	<u>May 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
1072-1 · Bill.com Clearing	5,015.63
40900 · Cash	
10150 · Reliance Bank checking #2...	8,404.74
10155 · Reliance MMkt #8362	228,971.06
10160 · GSB - CWESE 8810	250,332.23
Total 40900 · Cash	<u>487,708.03</u>
Total Checking/Savings	<u>492,723.66</u>
Total Current Assets	<u>492,723.66</u>
TOTAL ASSETS	<u><u>492,723.66</u></u>
LIABILITIES & EQUITY	
Equity	
Opening Bal Equity	250,000.01
Retained Earnings	339,955.56
Net Income	-97,231.91
Total Equity	<u>492,723.66</u>
TOTAL LIABILITIES & EQUITY	<u><u>492,723.66</u></u>

CWE Southeast SBD
Profit & Loss Budget Performance
May 2021

	<u>May 21</u>	<u>Jan - May 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income				
41000 · Tax Revenue	0.00	0.00	560,000.00	560,000.00
42800 · Interest Income	0.00	369.84		
Total Income	<u>0.00</u>	<u>369.84</u>	<u>560,000.00</u>	<u>560,000.00</u>
Gross Profit	0.00	369.84	560,000.00	560,000.00
Expense				
61000 · Administration				
61050 · Annual Award	0.00	0.00	0.00	50.00
61100 · Administration (PCDC)	0.00	9,870.00	9,870.00	19,740.00
61200 · Bank Charge	0.00	11.30	16.69	40.00
61300 · Insurance, Liability & D&O	0.00	0.00	0.00	1,300.00
61400 · Legal Fees	0.00	0.00	833.38	2,000.00
61600 · Postage and Shipping Expense	0.00	0.00	41.69	100.00
61800 · Web Site	19.17	69.16	0.00	100.00
Total 61000 · Administration	<u>19.17</u>	<u>9,950.46</u>	<u>10,761.76</u>	<u>23,330.00</u>
68000 · Public Safety				
68200 · CWE Neighborhood Safety Ini.	0.00	29,200.00	21,855.00	43,710.00
68400 · National Night Out	0.00	0.00	0.00	1,000.00
68500 · Patrol	9,984.38	50,421.29	58,333.38	140,000.00
68600 · Security Camera	0.00	8,030.00	6,691.69	16,060.00
68700 · Security Signs	0.00	0.00	583.38	1,400.00
68800 · Program/Project TBD	0.00	0.00	35,416.69	85,000.00
68900 · Lighting				
68905 · Maintenance	0.00	0.00	6,250.00	15,000.00
68900 · Lighting - Other	0.00	0.00	234,000.00	234,000.00
Total 68900 · Lighting	<u>0.00</u>	<u>0.00</u>	<u>240,250.00</u>	<u>249,000.00</u>
Total 68000 · Public Safety	<u>9,984.38</u>	<u>87,651.29</u>	<u>363,130.14</u>	<u>536,170.00</u>
Total Expense	<u>10,003.55</u>	<u>97,601.75</u>	<u>373,891.90</u>	<u>559,500.00</u>
Net Income	<u><u>-10,003.55</u></u>	<u><u>-97,231.91</u></u>	<u><u>186,108.10</u></u>	<u><u>500.00</u></u>

CWE Southeast SBD
Transaction List by Vendor
May 2021

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Split</u>	<u>Amount</u>
GoDaddy					
Check	05/17/2021	DD	Domain Annual Renewal	61800 · Web Site	-19.17
The City's Finest LLC					
Bill Pmt -Check	05/21/2021	Bill.com	Patrols	20000 · Accounts Payable	-5,921.88
Bill Pmt -Check	05/21/2021	Bill.com	Patrols	20000 · Accounts Payable	-4,062.50
Bills paid in May					10,003.55

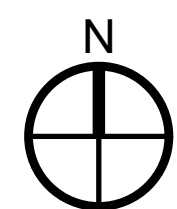


DEPARTMENT OF THE PRESIDENT
BOARD OF PUBLIC SERVICE
ROOM 301 CITY HALL
ST. LOUIS, MISSOURI 63103
PHONE (314) 622-3535
FAX (314) 622-4028

JAREK CZERNIKIEWICZ, PE
Chief of Design Division

PEDESTRIAN STREET LIGHTS

LACLEDE AVE.
BETWEEN TAYLOR AVE. AND BOYLE AVE.
ST. LOUIS, MISSOURI 63112
PROJECT # 2021-XX-XXX



LOCATION MAP

PROJECT LOCATION



CITY OF SAINT LOUIS
MISSOURI

TISHAURA O. JONES
MAYOR

DEPARTMENT OF THE PRESIDENT
BOARD OF PUBLIC SERVICE
RICHARD T. BRADLEY, P.E.
PRESIDENT

MAY 14, 2021

INDEX

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PEDESTRIAN STREET LIGHTS
LACLEDE AVE. 63112
BETWEEN TAYLOR AVE. AND BOYLE AVE.
PROJECT #2021-XX-XXX
COVER SHEET
SHEET TITLE

G-1

SHEET 1 OF 8

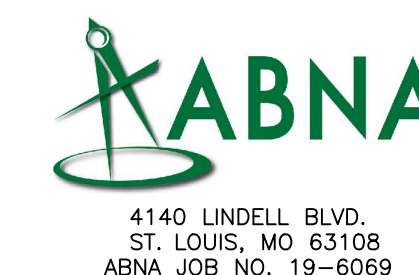
Revision No. Date

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Seal

MAY 14, 2021

PRELIMINARY
(FOR REVIEW)
MAY 14, 2021





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**PEDESTRIAN STREET LIGHTS
LACLEDE AVE. 63112
BETWEEN TAYLOR AVE. AND BOYLE AVE.
PROJECT #2021-XX-XXX**

SHEET TITLE
**EXISTING CONDITIONS
LACLEDE AVE (TAYLOR TO NEWSTEAD)**

V-1

SHEET 2 OF 8

Revision No. _____ Date _____

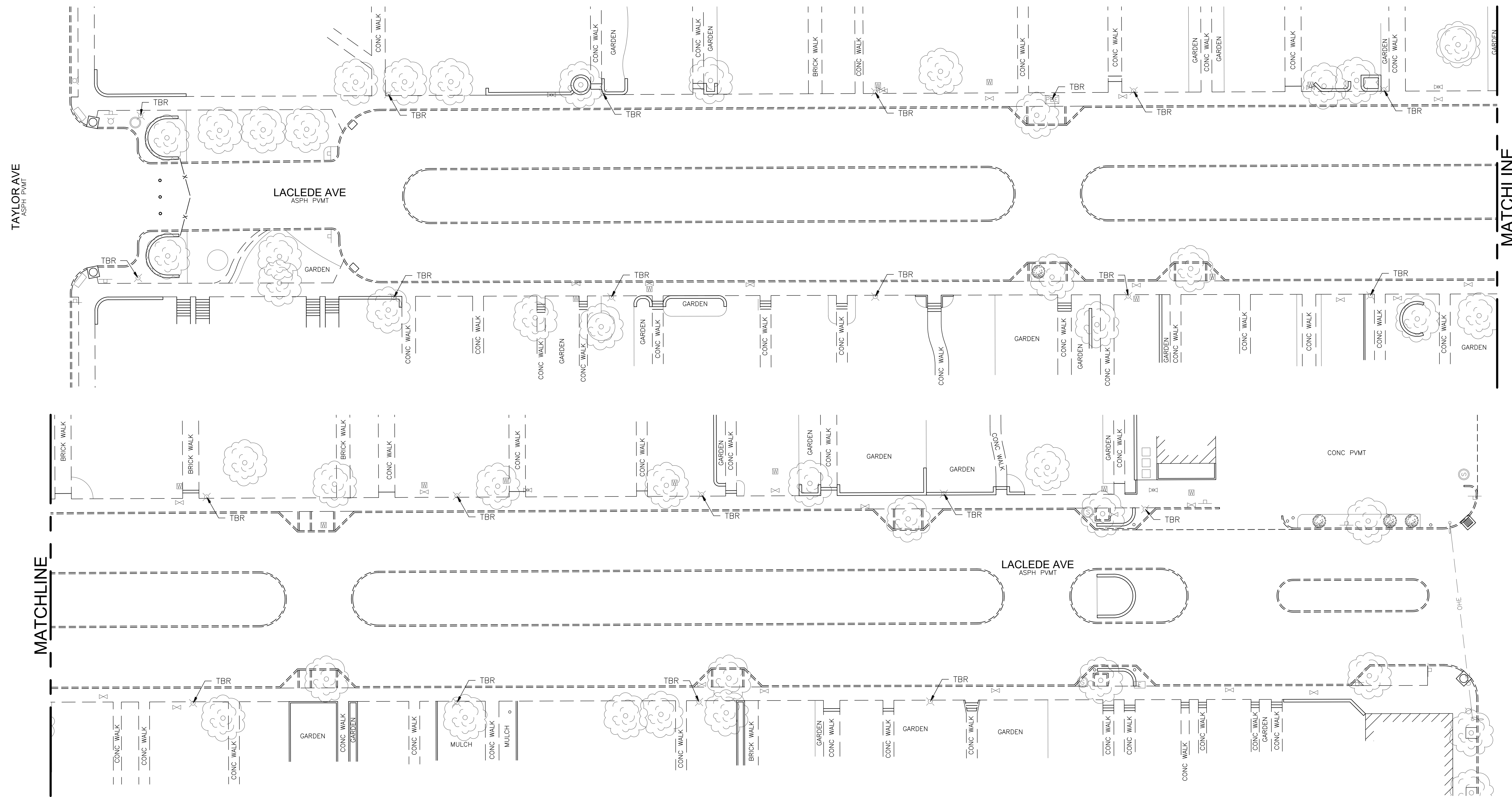
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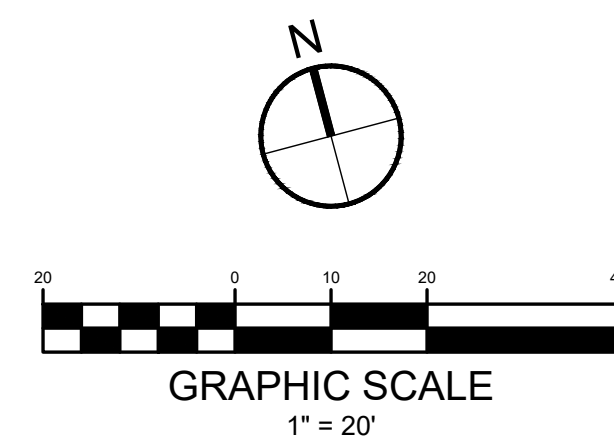
4140 LINDELL BLVD.
ST. LOUIS, MO 63108
ABNA JOB NO. 19-6069



SYMBOL LEGEND

- | | |
|----------------------|--------------------------|
| BUSH | MAILBOX |
| CLEANOUT | PEDESTRIAN LIGHT (EXIST) |
| COMMUNICATION MH | PEDESTRIAN LIGHT (NEW) |
| CURB/AREA INLET | SANITARY/COMB MH |
| ELECTRIC MANHOLE | SIGN |
| ELECTRIC METER | STORM MANHOLE |
| ELECTRIC PEDESTAL | STUMP |
| ELECTRIC PULLBOX | TREE, DECIDUOUS |
| FIRE HYDRANT | TREE, CONIFEROUS |
| GAS METER | WATER MANHOLE |
| GAS VALVE | WATER METER |
| STREET LIGHT (EXIST) | WATER VALVE |

— UGE — UNDERGROUND WIRING
2#8 + 1#8 GROUND, 2" HDPE C



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LACLEDE AVE. 63112
BETWEEN TAYLOR AVE. AND BOYLE AVE.
PROJECT #2021-XX-XXX
SHEET TITLE
EXISTING CONDITIONS
LACLEDE AVE (NEWSTEAD TO BOYLE)

V-2

SHEET 3 OF 8

Revision No. Date

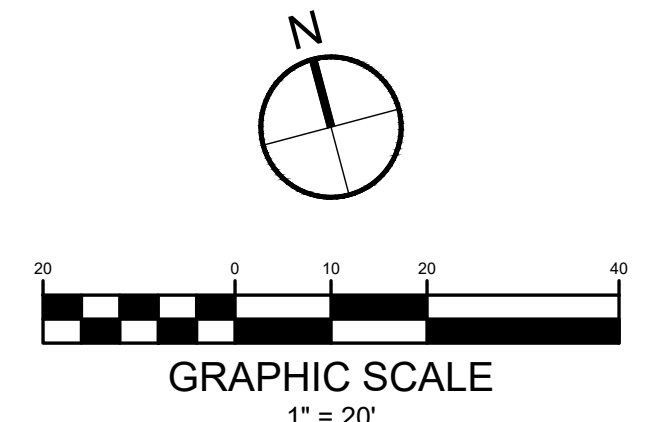
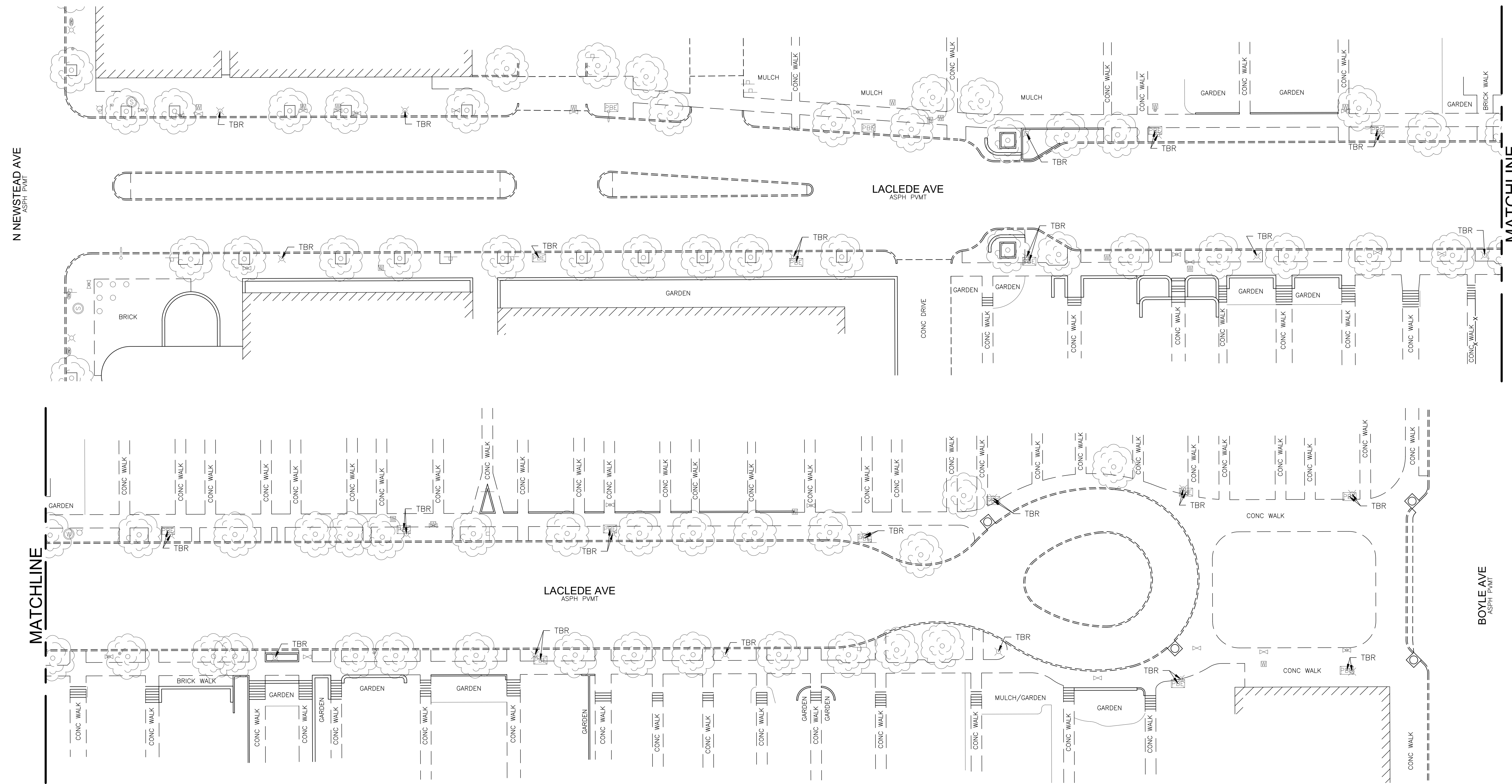
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LACLEDE AVE. 63112
BETWEEN TAYLOR AVE. AND BOYLE AVE.
PROJECT #2021-XX-XXX
EXISTING CONDITIONS
NEWSTEAD AVE

SHEET TITLE

V-3

SHEET 4 OF 8

Revision No. Date

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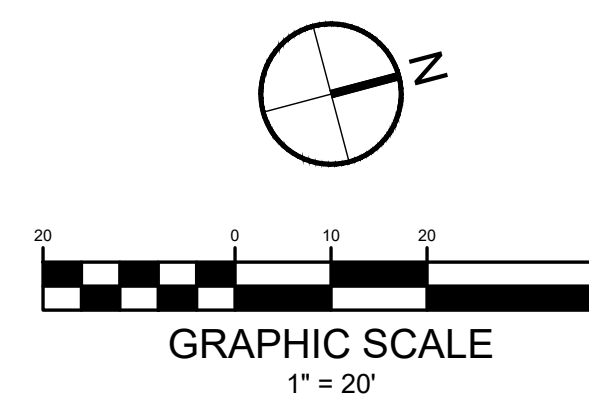
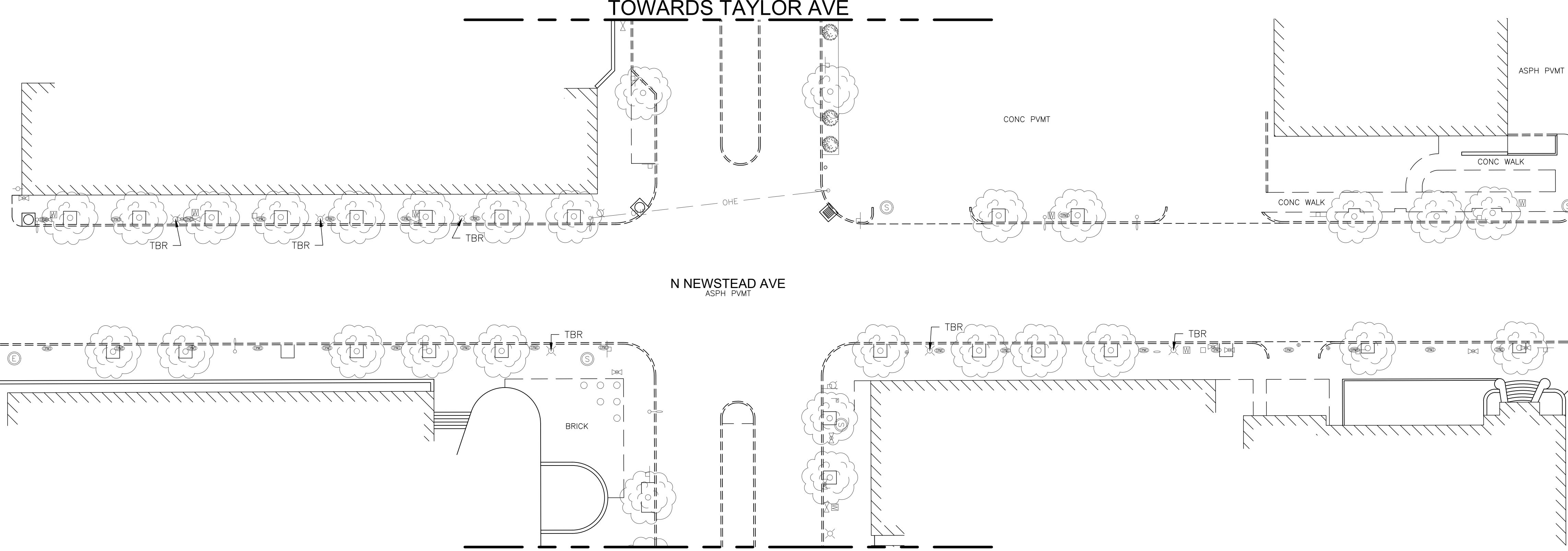
TOWARDS FOREST PARK PARKWAY

TOWARDS WEST PINE AVE

TOWARDS TAYLOR AVE

N NEWSTEAD AVE
ASPH PVMT

TOWARDS BOYLE AVE



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PROJECT #2021-XX-XXX
LIGHTING PLAN
LACLEDE AVE (TAYLOR TO NEWSTEAD)

SHEET TITLE

E-1

SHEET 5 OF 8

Revision No. Date

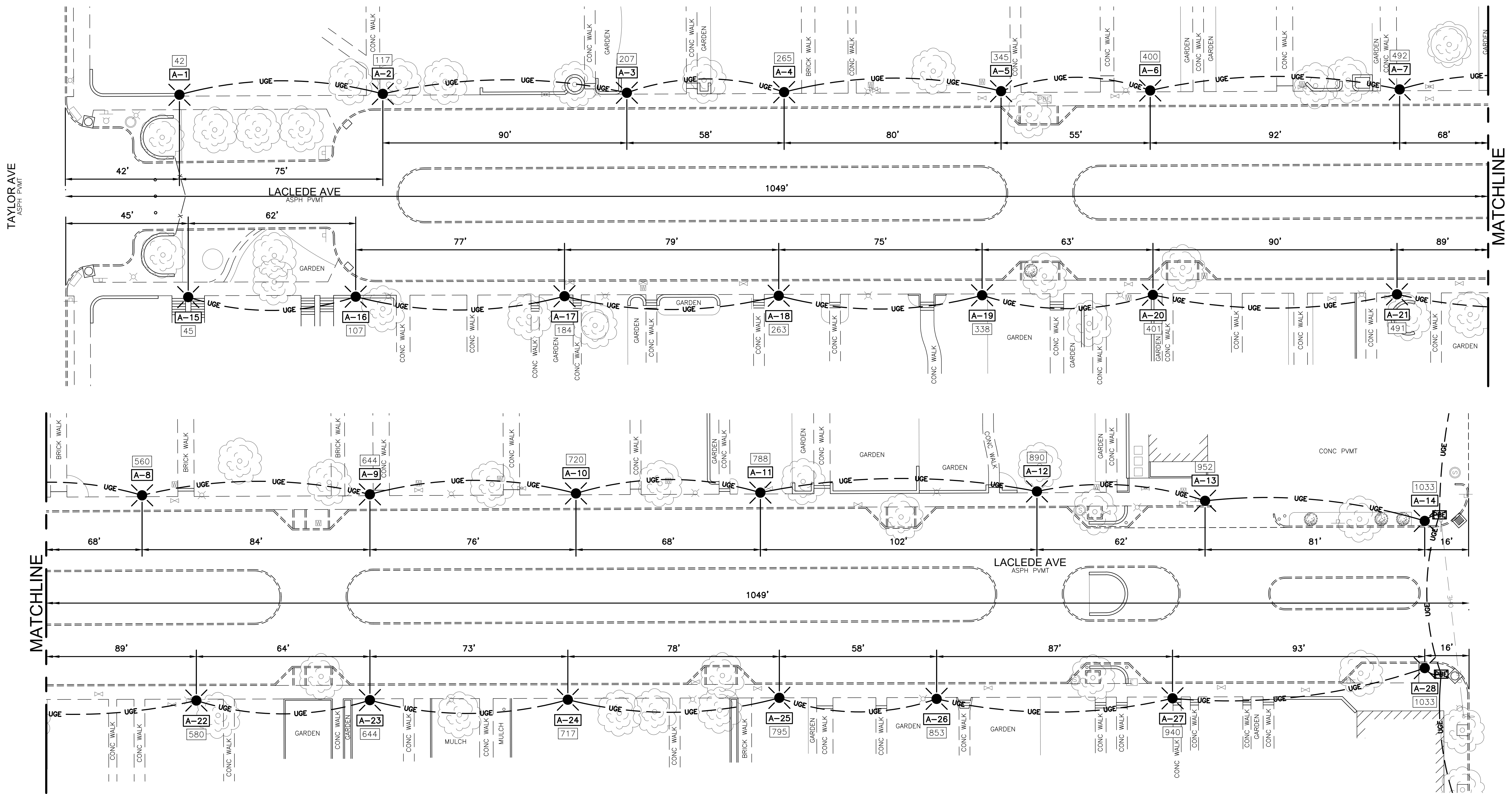
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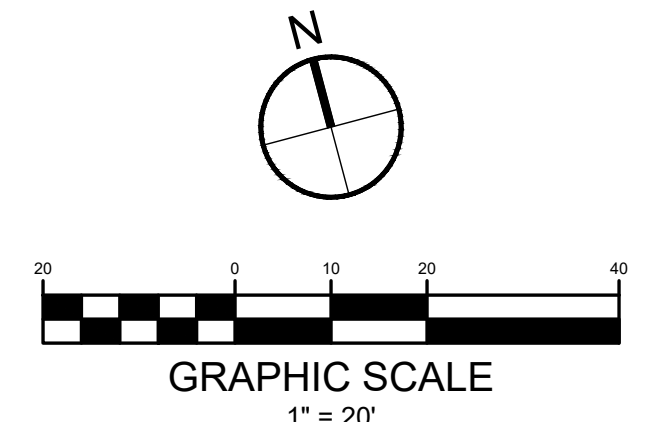


SYMBOL LEGEND

- BUSH
 - CLEANOUT
 - COMMUNICATION MH
 - CURB/AREA INLET
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - ELECTRIC PEDESTAL
 - ELECTRIC PULLBOX
 - FIRE HYDRANT
 - GAS METER
 - GAS VALVE
 - STREET LIGHT (EXIST)
 - MAILBOX
 - PEDESTRIAN LIGHT (EXIST)
 - PEDESTRIAN LIGHT (NEW)
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 - WATER MANHOLE
 - WATER METER
 - WATER VALVE
- UGE --- UNDERGROUND WIRING
2#8 + 1#8 GROUND, 2" HDPE C

- NOTES:
- CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO INSTALLATION OF POLES AND CONDUIT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING. MARK PROPOSED LIGHT POLE LOCATIONS AFTER UTILITIES ARE LOCATED FOR REVIEW BY ENGINEER BEFORE INSTALLATION BEGINS.
 - DIMENSIONS SHOWN ON THE PLANS SHALL BE FOLLOWED. DISTANCES SHALL NOT BE SCALED FROM THE PLANS.
 - ALL WIRING SHALL BE DIRECTIONAL BORED. ANY CONCRETE REMOVED DURING BORING SHALL BE REPLACED TO MATCH EXISTING IN THICKNESS, COLOR, AND FINISH. MINIMUM THICKNESS 5".
 - INSTALL NEW POLES 27 INCHES FROM FACE OF CURB TO CENTERLINE OF POLE, WITH HANDHOLE FACING AWAY FROM STREET.
 - REPLACE CONCRETE PAVEMENT WHERE POLES ARE LOCATED IN PAVED AREAS. REMOVE CONCRETE SLAB TO NEAREST JOINT. REPLACE CONCRETE TO MATCH EXISTING IN THICKNESS, COLOR, AND FINISH. MINIMUM THICKNESS 5". SAW CUTTING AND CONCRETE REPLACEMENT IS INCIDENTAL TO THE CONTRACT.

LUMINAIRE SCHEDULE						
PLAN MARK	ITEM	MANUFACTURER	CATALOG NUMBER	LIGHTING SOURCE	MOUNTING	REMARKS
A-(POLE NUMBER)	FIXTURE	KING	K118-P4GR-V-75(SSL)-7030-480-SST-KFSL ST. LOUIS	LED	POST TOP	75W LED, 2200K
X	POLE	STRESSCRETE	KLC13.5-G-E61		DIRECT BURIAL	PAGODA RED



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LIGHTING PLAN
LACLEDE AVE (NEWSTEAD TO BOYLE)

E-2

SHEET 6 OF 8

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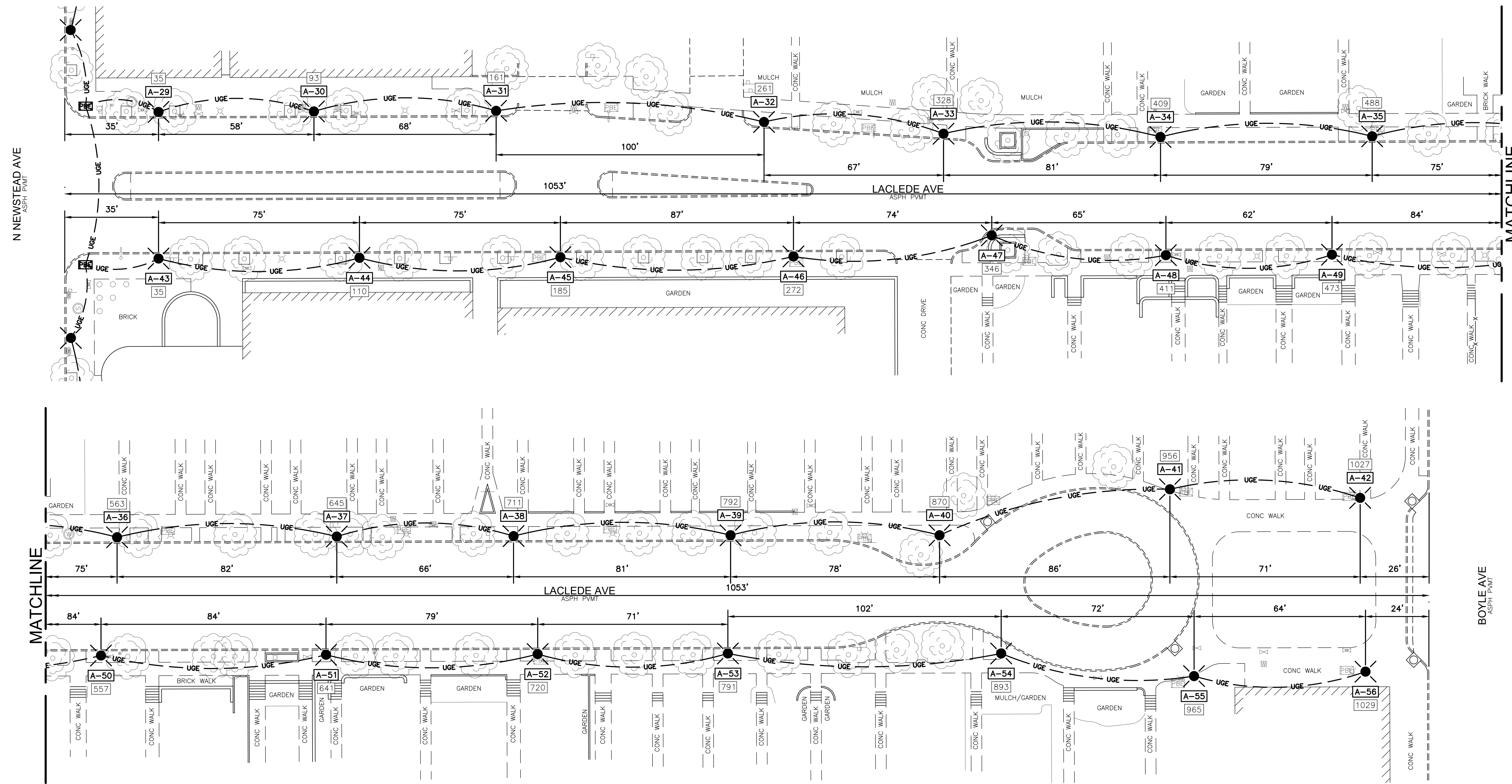
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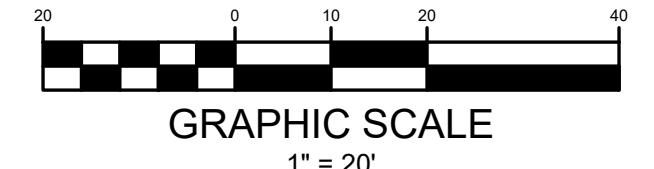
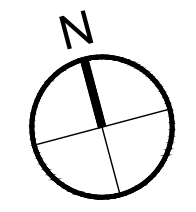


N NEWSTEAD AVE
ASPH P/VT

MATCHLINE

MATCHLINE

BOYLE AVE
ASPH P/VT



GRAPHIC SCALE
1" = 20'

PRELIMINARY
(FOR REVIEW)
MAY 14, 2021



DEPARTMENT OF THE PRESIDENT
BOARD OF PUBLIC SERVICE
ROOM 301 CITY HALL
ST. LOUIS, MISSOURI 63103
PHONE (314) 622-3535
FAX (314) 622-4028

JAREK CZERNIKIEWICZ, PE
Chief of Design Division

PEDESTRIAN STREET LIGHTS
LACLEDE AVE. 63112
BETWEEN TAYLOR AVE. AND BOYLE AVE.
PROJECT #2021-XX-XXX
LIGHTING PLAN
NEWSTEAD AVE

SHEET TITLE

E-3

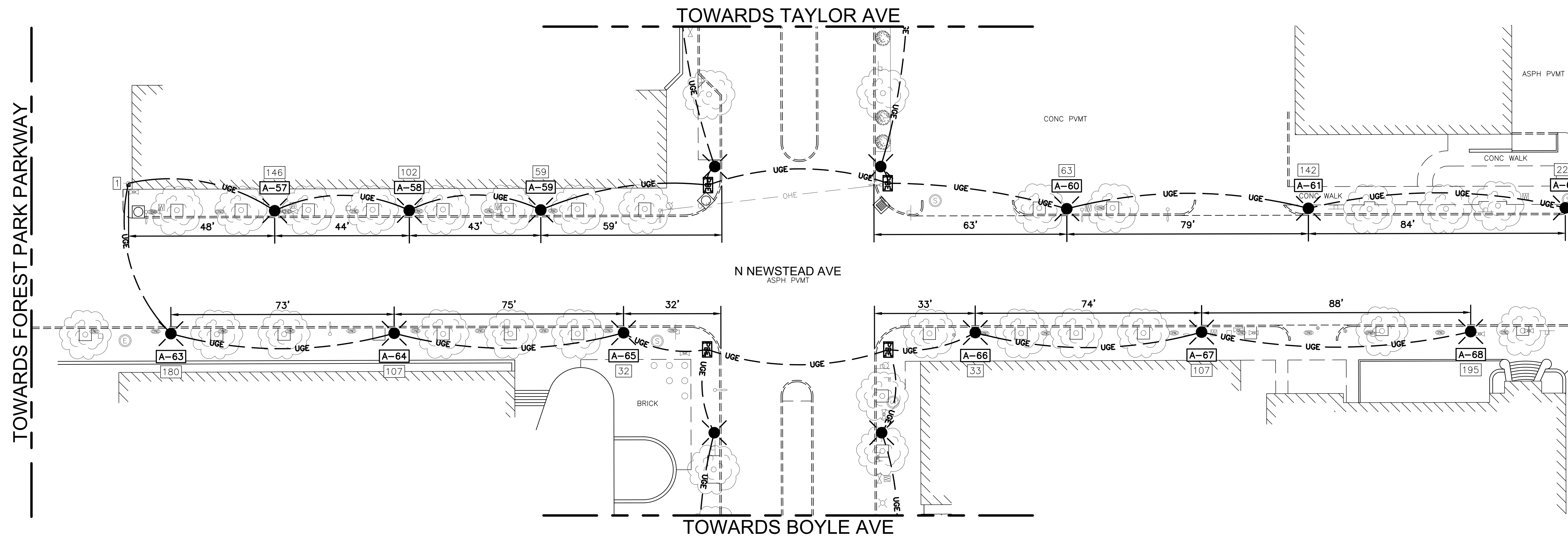
SHEET 7 OF 8

Revision No. Date

The professional whose personal seal and/or signature appears on this sheet assumes responsibility only for what appears on this sheet and disclaims (Pursuant to Section 327.411 RSMo) any responsibility for all other drawings, supplemental drawings, plots, surveys, revisions, specifications, estimates, reports or other documents or instruments not sealed by the undersigned professional relating to or intended to be used for any part or parts of the project to which this sheet refers.

Seal

MAY 14, 2021

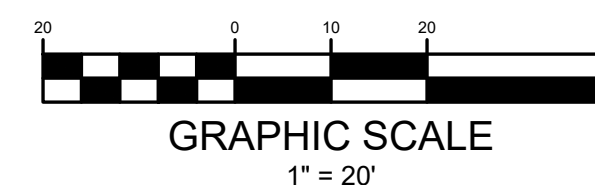
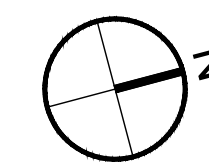


TOWARDS FOREST PARK PARKWAY

TOWARDS WEST PINE AVE

KEY NOTES:

- 1 REPLACE EXISTING LIGHTING PANEL WITH NEW 480 VOLT PANEL. CONNECT NEW LIGHTING CIRCUITS.



PRELIMINARY
(FOR REVIEW)
MAY 14, 2021





CITY OF SAINT LOUIS
MISSOURI
DEPARTMENT OF THE PRESIDENT
BOARD OF PUBLIC SERVICE
ROOM 301 CITY HALL
ST. LOUIS, MISSOURI 63103
PHONE (314) 622-3535
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JAREK CZERNIKIEWICZ, PE
Chief of Design Division

PEDESTRIAN STREET LIGHTS
LACLADE AVE. 63112
BETWEEN TAYLOR AVE. AND BOYLE AVE.
PROJECT #2021-XX-XXX
SHEET TITLE
LIGHTING DETAILS AND QUANTITIES

E-4

SHEET 8 OF 8

Revision No. Date

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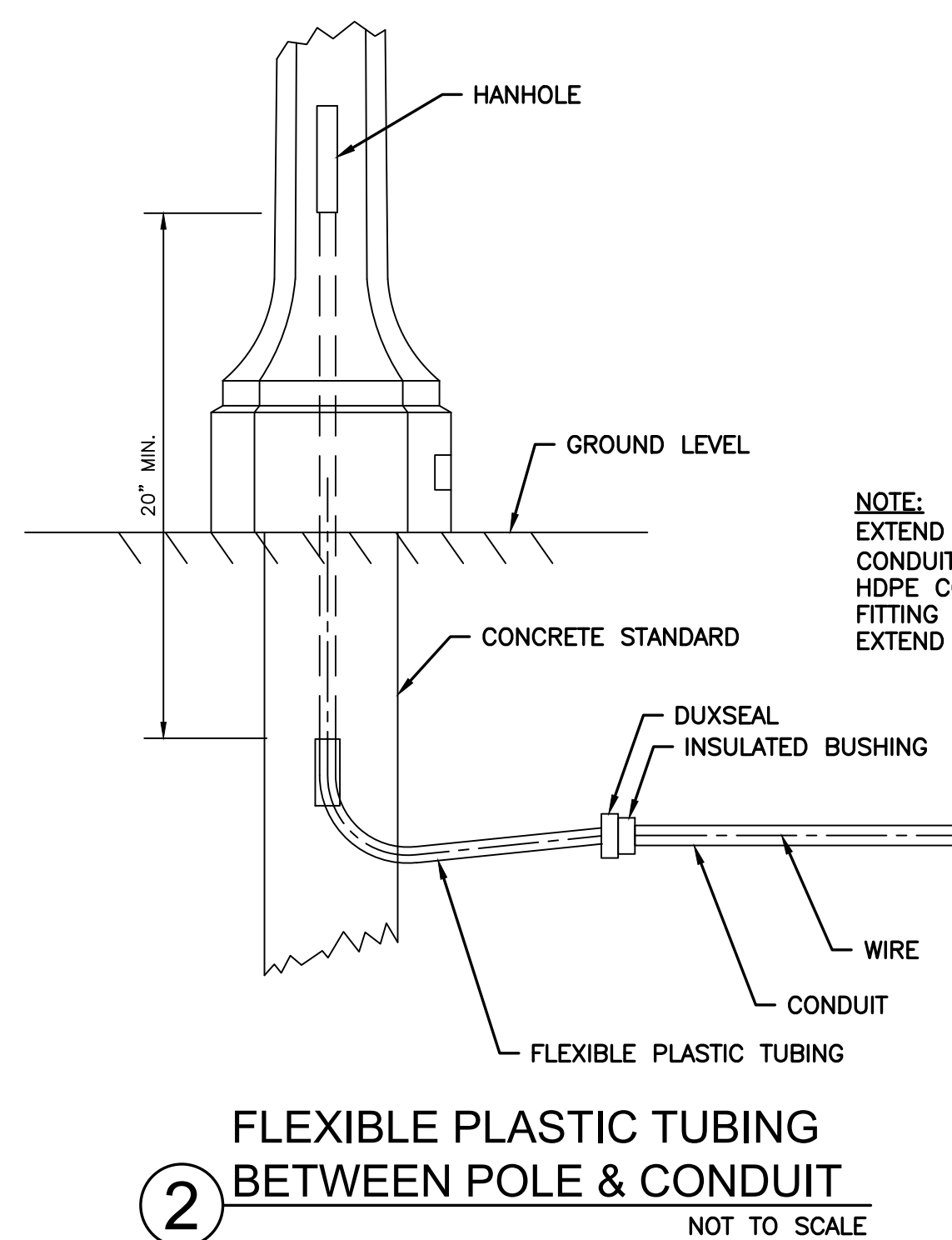
Seal

MAY 14, 2021

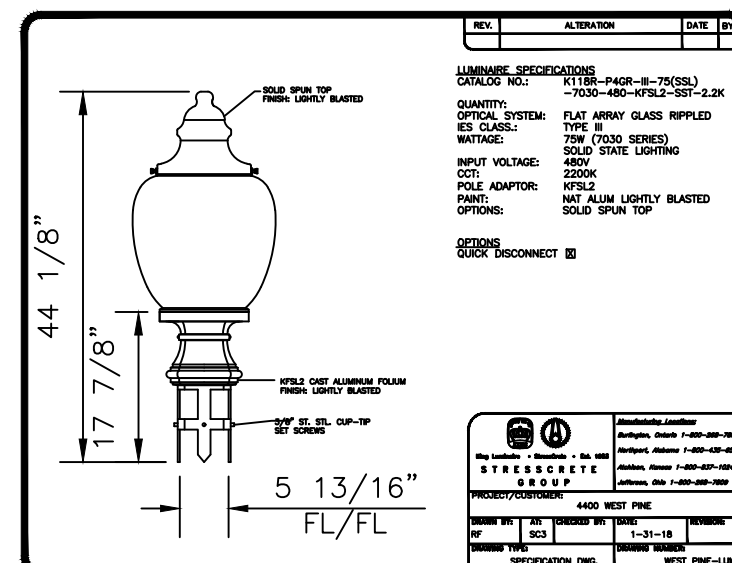
PRELIMINARY
(FOR REVIEW)
MAY 14, 2021



4140 LINDELL BLVD.
ST. LOUIS, MO 63108
ABNA JOB NO. 19-6069



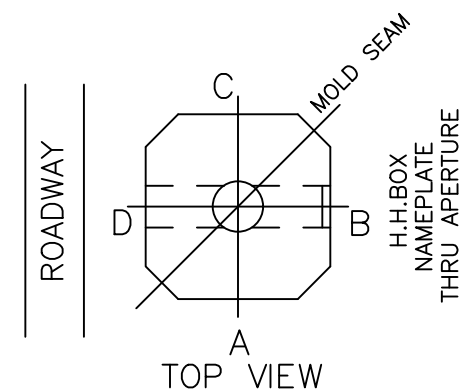
② FLEXIBLE PLASTIC TUBING BETWEEN POLE & CONDUIT
NOT TO SCALE



REV.	ALTERATION	DATE	BY

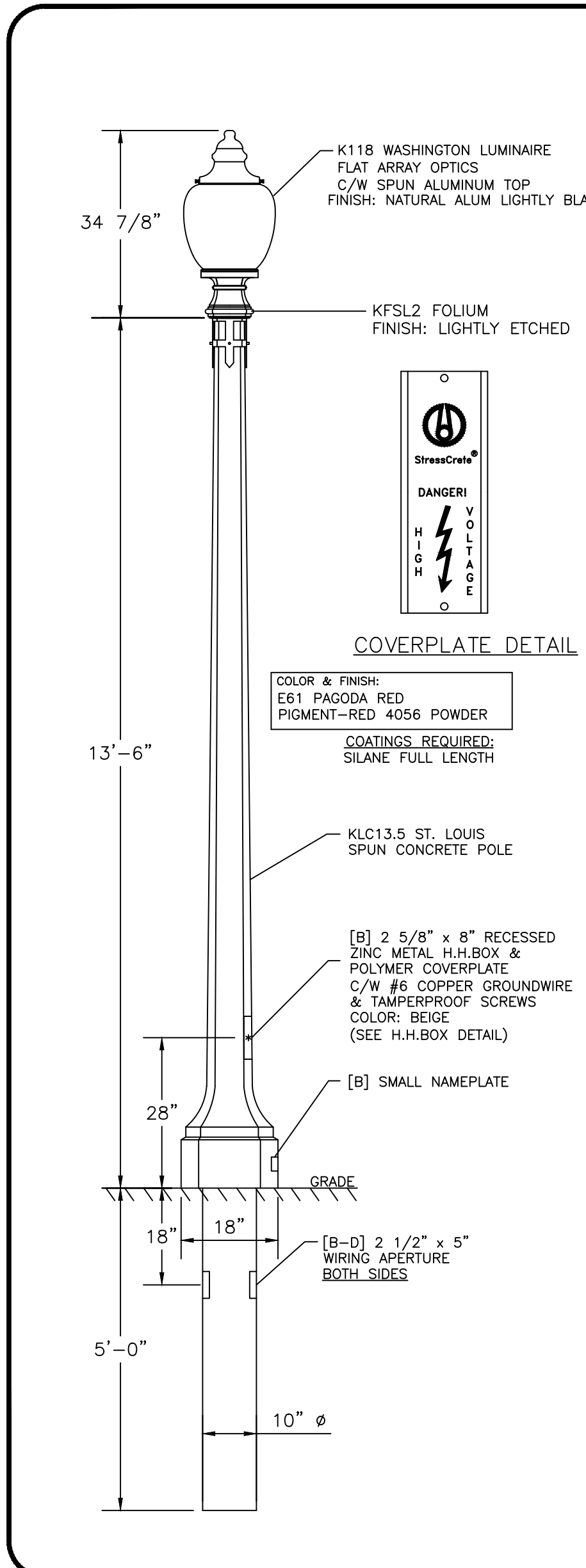
LUMINAIRE SPECIFICATIONS
 CATALOG NO.: K118-P4GR-V-75(SSL)
 -7030-480-KFSL2-SST-2.2K
 QUANTITY:
 OPTICAL SYSTEM: FLAT ARRAY GLASS RIPPLED
 TYPE V
 IES CLASS:
 WATTAGE: 75W (7030 SERIES)
 SOLID STATE LIGHTING
 INPUT VOLTAGE: 480V
 CCT: 2200K
 POLE ADAPTOR: KFSL2
 PAINT: NAT ALUM LIGHTLY BLASTED
 OPTIONS: SOLID SPUN TOP

POLE SPECIFICATIONS
 CATALOG NO.: KLC13.5-G-E61
 S/F KFSL2
 QUANTITY:
 SECTION: TAPERED SQUARE
 COLOR: PAGODA RED
 FINISH: ETCHED
 POLE TOP: 5 1/2" FL/FL
 POLE BUTT: 10" Ø
 POLE LENGTH: 18' 6"
 APPROX WEIGHT: 1,300 lbs.
 MIN RACEWAY: 1 1/8" TO POLE TOP



King Luminaire • StressCrete • Est. 1953
STRESSCRETE GROUP
 Manufacturing Locations:
 Burlington, Ontario 1-800-268-7809
 Northport, Alabama 1-800-435-6563
 Atchison, Kansas 1-800-837-1024
 Jefferson, Ohio 1-800-268-7809

PROJECT/CUSTOMER:			
DRAWN BY:	AT:	CHECKED BY:	DATE:
RF	SC3		
DRAWING TYPE:		DRAWING NUMBER:	
SPECIFICATION		WEST PINE-ASSY	



① TYPE A POLE/LUMINAIRE DETAIL
NOT TO SCALE



ABNA Engineering, Inc.
4140 Lindell Boulevard
Saint Louis, MO 63108
(314) 454-0222

Central West End Southeast Business District

Invoice number 21-6030-02
Date 06/11/2021

Project 21-6030 PEDESTRIAN STREET
LIGHTING - LACLEDE AVE

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Surveying	8,474.00	30.00	2,033.76	2,542.20	508.44
Management and Admin	2,561.00	0.00	0.00	0.00	0.00
Preliminary Plans	7,920.00	77.00	4,752.00	6,098.40	1,346.40
Final Plans	14,706.00	0.00	0.00	0.00	0.00
Construction Phase	2,472.00	0.00	0.00	0.00	0.00
Total	36,133.00	23.91	6,785.76	8,640.60	1,854.84

Invoice total 1,854.84

Thank you for your business!