

Skinker DeBaliviere Community Council (SDCC)

January 10, 2022 Meeting Minutes

Attendance

Board Members Present: Molly Rater (President), Tracy Granneman (Vice President), Andrew Cawood, Kim Freter, Jim Holzer, Yvette Kell, Carl Merritt, Dave Mastin, JoAnna Schooler, Mike Stephens, Jeff Stokes, Tim Woodcock, and Arline Webb

Not Present: Marnita Spight, Rachelle L’Ecuyer

Visitors: Ald. Shameem Clark-Hubbard, Ald. Heather Navarro, Tim Hendrix and Gabe McKee (Imo’s Pizza), Lana Stein, Linda Cross, Andy Cross, Heidi Dogwillow, Robert Dogwillow, June Vaughn, Myra Lopez, Cecilia Vidal

Executive Director: Michael Reid

Meeting was called to Order at 7:03 via Zoom

President Molly Rater related that we have new Board Member, Yvette Kell and Dave Mastin. Tracy Granneman is the new Vice President and Marnita Spight is the New Treasurer. We are still looking for a Secretary and Kim Freter agreed to take the minutes for this meeting in the interim.

President Rater requested approval of the Agenda. Dave Mastin moved approval of the Agenda with Ald. Navarro’s report moved up to accommodate her scheduling conflict at 7:30; Arline Webb seconded; Agenda with change was approved.

Aldermanic Reports

Ald. Navarro shared that she has taken new position as Director of Midwest Climate Collaborative through Washington University and thus has a conflict with continuing on with the Board of Aldermen. She will be leaving in 2 weeks and has a “To Do” list that she is trying to complete. Ald. Navarro stated that anyone wanting to add to her list should continue to reach out to her as she is still available. Ald. Navarro related that the Speed Humps have been ordered and we are still waiting on them. The Laurel/DeGiverville Triangle is also still being discussed with Ald. Clark-Hubbard. Ald. Navarro is aware that some dumpsters still need to be replaced and she is working on it. Ald. Navarro reported that the Board of Ald. is back in session on Friday, January 14, 2022 and she hopes to take up short-term rental legislation. Ald. Navarro believes that there will be a Special Election for her seat, but she is not sure when.

Ald. Clark-Hubbard, the Board, and Visitors thanked Ald. Navarro for her dedicated and faithful service as an Alderwoman. Ald. Clark-Hubbard expressed gratitude for Ald. Navarro’s assistance in years past and was grateful Ald. Navarro will remain a resident in the neighborhood.

Ald. Clark-Hubbard discussed the realignment of the Wards. SDCC will be located in the new 10th Ward. The redistricting plan has been approved by the Board of Ald. and signed by the

Mayor. Elections in 2023 will be a “clean slate” for all of the new wards. Ald. Clark-Hubbard discussed that the map that the Board had used had been inexplicably taken down from the website and directed residents to one posted by NPR that contained language identifying the neighborhoods. The new 10th Ward will stretch as far south as Clayton Road, east to Union, north to Martin Luther King, and include neighborhoods west of Skinker. Ald. Clark-Hubbard indicated that the Urban League at Kingshighway and MLK is looking forward to being a good partner with the our new 10th Ward.

Imo’s Proposal

Mr. Tim Hendrix and Mr. Gabe McKee presented Imo’s proposal for a location at Delmar and DeGiverville. Mr. Hendrix discussed how Imo’s began working with the various SDCC committees and contacting neighbors in June 2021. Mr. Hendrix discussed how Imo’s had made various changes to its proposal to address concerns raised by the committees. Mr. Hendrix thanked the committees and Ald. Clark-Hubbard for their willingness to continue to meet so that Imo’s could put forth a proposal that was acceptable to the neighborhood. Mr. Hendrix and Carl and Margie Imo are very excited for the project and about coming into our neighborhood.

Mr. Gabe McKee shared screen and presented rendering of proposed drawing of the Imo’s project. The design was developed in contemplation of what is coming with the form-based code. The design was also influenced by discussions with the SDCC committees, neighbors, and Ald. Clark-Hubbard. The building is on a small lot and will primarily be used as a take-out/pick up location. Customers can come inside to order but there is not seating inside. A patio with seating was developed at the request of the committee. Proposal contains a driveway that enters from Delmar and utilizes the turn lane already established on DeGiverville. This is so as to not impede or disrupt traffic on Delmar. A disabled parking space will be created immediately in front of the building. The proposal also includes raising the building to a story-and-a-half and extended sign to give more height so as to fit in with surrounding buildings. Imo’s has had discussions with St. Louis Art Works for their students to develop and create a mural on the side of the building. Imo’s will be requesting of the City a conditional use for drive up window, not a variance and approval of the use of the space in general.

Questions were posed by Board Members/Executive Director about parking, traffic study, input from immediate neighbors, hours of operation, and local employment opportunities.

Mr. Hendrix responded that similar traffic studies indicate no more than 3 cars at a time. Not a traditional “drive up.” If food is not ready, per app, then drivers will be directed for parking for “curb side.” Hours of operation vary depending on neighborhood. Usually, hours are 7 days a week, 10 am to 11 pm on weekdays, midnight on weekends, but those can be adjusted. Imo’s would prefer to have employees who were neighborhood based and who could “walk or quick bus” to work. Imo’s prefers to have neighbors as employees as it creates a better environment for success.

Ald. Clark-Hubbard indicated SDCC Committees and West End Neighbors reached out to residents immediately adjacent for feedback. Ald. Clark-Hubbard said that she has not received any adverse feedback from the neighbors about the project.

Mr. Hendrix and Mr. McKee acquiesced to Board request to leave the meeting for Board vote.

The Board discussed that the SDCC Community Development Committee and Commercial Development Committee had review the Imo's project. Both Committees had indicated to the Board that they supported the project contingent upon a "design review prior to development" being submitted to the Cultural Resources Committee. The Board discussed generally its approval of the project as a good use of a very small piece of land and appreciation of Imo's going through the regular committee process.

President Molly Rater called for a Vote of the Board on whether to provide Imo's a Letter of Support consistent with the SDCC Committee's Recommendations. Dave Mastin moved that SDCC prove a letter of support; Yvette Kell seconded. Mike Stephens announced he would need to abstain from voting due to a conflict. The remaining Board then voted unanimously to approve submitted a Letter of Support for the Project conditioned upon Cultural Resources review and the Motion passed.

Discussion Re 6001 Westminster

President Rater began a discussion of the lot at 6001 Westminster. Dan Schesh had previously presented to the Board a tentative proposal to develop the lot at 6001 Westminster into Senior Friendly Condos. At that time, the Board was generally against the proposal due to objections by the neighbors over environmental issues surrounding the submerged gas tanks. As a result, Mr. Schesh had abandoned that project and has since sought to develop the Walker Town Homes as Senior Friendly living. Mr. Schesh would like the Board to let him know if it would like/accept a gift of the property at 6001 Westminster to be used at the Board's discretion.

The Board discussed the various liability and environmental issues with taking on a piece of property that is already known to have buried gas tanks. The Board also discussed issues with taxes, upkeep, and that the owning of property was outside of the Board's authority and mission. It was suggested that the Housing Corporation would be a better possibility than the Community Council. President Rater indicated she would convey the Board's lack of interest in owning the property to Mr. Schesh.

Committee Reports

Beautification Committee - Mr. Andy Cross presented for the Beautification Committee that WinterMarket was a huge success. He thanked Washington University and JoAnna Schooler for continuing to fund live performances. He thanked all of the many volunteers and bakers. Andy indicated that the vendors were happy and that we sold out of hot dogs and brauts, twice. The sound system we usually borrow was unavailable and we used one from Java Jive. Neighbor Jim Fuchs is looking into maybe buying a sound system in the future and if so, he will be willing to let us borrow it on occasion.

Andy also discussed the possible idea that Neighbor Bill Christman has for the SDCC Dog Park. Mr. Christman has some reclaimed materials that could possibly used for fencing. Andy noted that the dog park is supposed to have a wrought iron fence, but that perhaps if the fencing were a

work of art that a variance could be granted. The materials would be shaped into something that was consistent with the style of the neighborhood.

Andy reported that the Food Drive for October 2021 was a great success with 1200 items collected. Andy thanked Linda Cross and Arlene Webb for their help with the drive as well as everyone who donated. 1200 items doubles what was usually collected in pre-covid times. During 2020 when covid began, 2400 items were collected on 2 occasions.

Residential Housing and Zoning Committee Linda Cross presented for the Residential Housing and Zoning Committee. Linda thanked Tracy Granneman for soliciting volunteers at WinterMarket that had resulted in 3 new members. Linda reminded everyone that all of the committees are always looking for new members. The Committee continues to follow-up with 5-6 crowded houses and absentee landlords. The Committee is continuing to try to contact the builder/owner of new apartment building going up in the 5900 block of McPherson. Apartments seem to be 4-bedroom and Committee has sent various correspondence to notify owner that City Ordinance prevents more than 3-unrelated persons from residing in the same unit. The Committee also facilitated a meeting between a resident in the 6100 block of Westminster who wants to operate a home-day care. Neighbors were invited to a meeting with the resident to discuss the idea. The Committee has received positive response for the project from the meeting attendees and subsequent correspondence.

Security Committee - Lana Stein presented for the Security Committee. Lana is the recording secretary. She indicated that the Committee has not been being very frequently during covid and that crime had been quite low. Lana indicated that there haven't been any carjackings and that most of the crime has been stealing license tags or items left in plain view in cars. Arline Webb, also a member of the Committee, and Lana both offered thanks to Washington University for all the ways that they respond to the Committee. Lana also believes that Washington University's patrols help to make things safer.

Executive Director's Report:

Mike Reid report that SDCC has collected \$9,420 from Friends Campaign, doubling the amount collected in 2020. He reminded the Board members of their financial obligation to SDCC and encouraged Board Members who had not yet sent in a contribution to do so.

Mike discussed the beginning of the process for updating the Strategic Plan. He indicated that SDCC had been the center of Ward business for a really long time and that would be changing with the adoption of ward reduction. Mike indicated that a Strategic Plan would help SDCC incorporate and work with the 6 new neighborhoods with which we will share the 10th Ward. He suggested that all the committee chairs will be getting together to begin the process.

Mike also indicated that we would need to put together a 2022 Calendar and complete the Budgeting Process. Budgeting and completion of the Financials has been delayed as a brand-new treasurer has just started. Mike indicated that 2022 invoices to institutional members will go out soon. Minutes will also have to be approved next month for both November and January. (No regular meeting in December).

As there was no additional business, President Molly Rater called for a Motion to Adjourn. Kim Freter moved to adjourn, JoAnna Schooler seconded; all voted in favor and the meeting was Adjourned at 8:10 pm.