

**Skinker DeBaliviere Community Council (SDCC)**

**January 8, 2024 Meeting Minutes**

*Board Members Present:* Tracy Granneman (President, Rosedale ), Molly Rater (Secretary, Kingsbury Square), Yvette Kell (Treasurer, Washington Heights), Jim Holzer (Rosedale), AnnaMarie Bliss (at large), JoAnna Schooler (Washington University), Tim Woodcock (Rosedale) Karen Stokes (Grace Methodist) John Wright (Parkview Agents), Linda Cross (Rosedale), Nathaniel Rivers (Washington Heights)

*Not Present:* Carl Merritt (Cote Brillante), Mike Stephens (Parkview), Kathryn Bulard (Busey Bank)

*Visitors:* Andy Cross (beautification), Marv Nodiff (HZC), NIS Sheree Hickman, Kaitlin Daniels (Dog Park), Arline Webb (neighbor), Jamie Kenyon (neighbor), Redell Hendricks (Washington University), Roger Harris (Washington Heights)

**Meeting was called to Order at 7:05 by Zoom. Quorum with 9/14 board members present**

JoAnna announced that Alderperson Hubbard would likely not be present due to Public Safety Forum she was participating in

Tracy announced that Kim Freter emailed her before the meeting stating that St Roch would take a pause on membership to the SDCC due to uncertain future (appeal to keep Parish open pending with Vatican) Unknown if this was her independent decision or voted on by Parish Council/School Board. Tracy will follow up with Mike Stephens for more information

Roger Harris introduced as potential new board member from Washington Heights. He lives in the 5900 block of DeGiverville. Approval was unanimous. Roger welcomed to the board

Tracy reported that Terell Riggins, long time neighbor from Rosedale, expressed interest in being on the board but was not at tonight's meeting

**Executive Board Slate Proposed and passed unanimously (no other nominations)**

President-Tracy Granneman

Vice President-Vacant

Treasurer-Yvette Kell

Secretary-Molly Rater

**Approval of Standing Committee Chairs**

Security-Grady Vaughan

Financial-Yvette Kell

Historic-AnnaMarie Bliss chair and Jim Holzer co-chair

Housing and Zoning-Marv Nodiff chair and Bob Dowgwillo co-chair

Commercial Districts- Samantha Smugula chair (Tracy explained that Samantha preferred to only chair this and not serve on SDCC board). JoAnna noted that Commercial district meetings were historically co-meetings with West End Neighbors. Tracy said that this needed further clarification

Community Development-Nicole Blumner chair

### **Approval of ad hoc and special committee chairs**

Marketing and finance-Board President

Beautification-Andy Cross

Porchfest-Jim Fuchs and Molly Rater

Dog Park-Kaitlin Daniels. Committee will do a formal presentation to board in March. Questions for Dog Park Committee should be sent to Molly to collate for Kaitlin. Tracy had some outstanding questions for Gary Boehnke (housing corp) and she will share his answers with the board

Community Engagement-June Vaughan

**Financials:** Yvette presented financial report and make-shift budget for 2024. She is trying to build out a new Quick Books account that is simplified and tied to our bank account. She is excluding parking lot accounts like the community gardens, dog park and FBD

Overall Revenue: 118,397.91

Overall Expenses: 107,272.66 with a few checks still to clear

John Wright said that Parkview would submit their 2023 dues

**New Business:** John Wright asked if anyone knew anything about issues going on with Joe's Café and no one did. Four fundraising concerts are to be held in January for much needed repairs. Tracy will discuss with Alderperson Hubbard

### **SDCC office Improvement**

Tracy reported that cleaning out of the office had begun and a lot of progress had been made although may not appear so. Several people responded to a survey asking for ideas about what to

do with the office (Mommy and me, book clubs, children's crafts, social area). Office will now include an open meeting space with a coffee nook. Laminate flooring will be installed and a handicapped ramp will be installed.

**Timeline for improvements:**

January: Carpet removal and office clean out

February: Interview and hire Project Manager, install new flooring and paint, buy new furniture

March: Reveal new space with an open house. Introduce new project manager. Start Friend's campaign (may be more successful if neighbors can see how their money is being spent)

Tracy explained that many papers/documents have to be gone through (some still from the 90s)

Molly suggested members of the board get together for a couple of sessions to go through papers. If several people helped could be done in two 2 hour sessions. Would be helpful to collaborate with others to see what needs to be saved and what does not.

Molly will send out some suggested dates

Tracy proposed an updated office makeover budget assuming most of labor is volunteer, taxes not included. Delay in PM hiring would lower cost

3050 dollars: Proposed technical budget to include laptops, screens for displays, ring doorbell, tech support

7360 dollars: Proposed facility budget to include laminate flooring, chairs, couch, paint, small amenities

TBD dollars: Optional items like new refrigerator and new folding chairs

Karen Stokes asked if donated items could be accepted to offset some costs and group agreed that they could but would need to be assessed by some board members first. Tracy discouraged advertising for donations in the email blast since we are already trying to get rid of some old things. Karen has an extra refrigerator she could donate if wanted

AnnaMarie Bliss made a motion to approve spending of up to 11,000 dollars, including 2500 dollars already approved at November meeting for office improvements. Molly seconded the motion and it was approved with 1 abstention (JoAnna Schooler)

Approval of minutes: November 2023 Meeting Minutes approved

Motion to adjourn meeting made by JoAnna Schooler at 8:07 pm

Minutes submitted 1/8/2024 by Molly Rater, SDCC Board Secretary

## **Committee Reports:**

### **FBD Ad hoc Committee, Nicole Blunner:**

- we are polishing the final draft plan to send to the city of st louis planning department for review.
- we are working toward planning commission and board of alders review and approval in the coming months.
- we have been gathering information on the outcomes of the Expo, the FBD prototype project, to share with the community.
- there will be more information and communications coming as we advance this work.
- please direct any questions or comments my way.

### **Beautification, Andy Cross:**

A neighbor on 6100 Pershing asked for a delivery of mulch and he was surprised to find a dumptruck load of mulch was delivered to his house. I moved some of that mulch to the Triangle park on Waterman/DeGiverville/ Laurel and some went to the slab on Des Peres at Kingsbury near the little library where we often get deliveries of woodchips. I plan to move more mulch there soon for SD neighbors to use.

Wintermarkt was successful. The musical performances, the crowd, and the vendors had good experience and the weather was good as well. Some vendors had very good sales. Thank you to all who volunteered.

The Martin Luther King commemoration has been on break for a few years now. It will be on Sunday Jan 14th at 3pm at St Roch Church 6052 Waterman. Along with Grace Methodist Church and New Cote Brilliante Church of God and our friends and neighbors. Please join us. It is so nice that we can have this important community event again.

### **HZC, Marv Nodiff**

Jan 2024 SDCC's Housing & Zoning Committee (HZC) reports as follows:

1. To encourage voluntary compliance, we are preparing an SDCC notice for mailing to ca. 45 off-site landlords owning two or more rental properties in the neighborhood advising them of the city's ordinance limiting residential occupancy (not more than three unrelated persons). Mailing will include an info sheet prepared by Historic District Committee highlighting key points in preserving historic elements.
2. In early September 2023 HZC prepared detailed information indicating at least five unrelated persons were occupying a single-family house in violation of city occupancy ordinance and presented this info to the Building Division for enforcement and to our NIS. However, four months later, the Building Division has not conducted an inspection to determine the violation despite numerous HZC requests. A request to our alderwoman for assistance was ignored; no response. Continuing failure to enforce will encourage other landlords to disregard the city's occupancy limit.

## Security Meeting minutes Jan 2, 2024, Grady Vaughan

Location: Zoom Attendees: Committee Members: Off. Michael Haman, SLMPD Samantha Smugala, East Loop CID Sgt. Michael Gage, WUPD Grady Vaughan, Security Committee Chair Stephanie Lewis, Delmar Main Street Arline Webb, Neighborhood Resident Other attendees: Cpt. Christi Marks, SLMPD; Marlene Mestres, Neighborhood Resident The meeting began at 5:35 PM.

1. Grady Vaughan noted that the draft meeting minutes from the last meeting were distributed to all attending committee members for comment, and the corrected minutes were uploaded to the website. It was also noted that the SDCC Office is being cleaned out and not suitable for in-person meetings so future meetings of this committee will be on Zoom until further notice.
2. SLMPD Report Officer Haman attended by zoom but was unable to be heard due to his broadcast location. He forwarded the below list of Calls for Service for the neighborhood in December post meeting: Destruction of Property 1 Disturbance 16 Domestic Disturbance 5 Attempt Holdup 1 Larceny 1 Larceny from a vehicle 3 Shots Fired 2 Total 29 Total number of calls were somewhat lower for December than previous months. This is the lowest number of monthly calls in at least the last two years. The last year's summary spreadsheet has been updated and will be distributed to committee members and meeting attendees.
3. WUPD Report Sgt. Gage noted that there will be active shooter training sessions for law enforcement personnel starting around January 10th on campus and be completed prior to when students return on January 16th
4. Security Camera Discussions No discussion at this meeting.
5. St. Louis Circuit Attorney's Office Report Representative was unable to attend.
6. Bi-State/MetroLink Representative was unable to attend.
7. Neighborhood Stabilization Team Report Representative was unable to attend.
8. Parkview Report Representative was unable to attend.
9. East Loop CID Report Samantha Smugala noted the following: • East Loop CID has engaged unarmed security guards in cars patrolling public parking lots Thursday through Sunday evenings for the next few weeks • The Pageant now has a security guard patrolling its parking lot during events • The Moonrise has acquired a manned lift/tower security device for its parking lot • The January 20th Ice Carnival will include Delmar Closure in U-City portion • A drone event is scheduled for a short period on January 19th which will close Skinker to traffic from Westminster Place to Vernon
10. Other Business a. Loop Trolley concern at 5800 block Delmar No update. b. Speed Humps on Laurel Need update from NIS. c. Stoplight Active/Inactive Schedules A request was made to obtain the schedules for stoplights that go into flashing mode during off hours. This request was forwarded to the NIS liaison by the committee chair. Need response.
11. Next Meeting of the SDCC Security Committee is scheduled for 5:30 PM Tuesday, February 6, 2024, on Zoom. The meeting was adjourned at 6:05 PM.

## Dog Park, Kaitlin Daniels

Financials: (Since we all haven't yet sorted out the financial reporting procedures since Karen's departure, I have to hand wave a bit on this)

Expenses: \$0

Income: \$797 (cash + electronic donations I know of)

Estimated Total Dog Park Funds: \$16,000

### Events:

The dog park committee participated in Wintermarkt and held our monthly meeting where we brought in two new volunteers.

### Upcoming Efforts:

1. Increasing the response rate to our membership-interest survey: Greater publicity for this survey will give a better sense of how many members to plan for in our annual budget.
2. Reaching out to institutional donors: While we have raised enough money to begin construction (see attached), we are seeking donations to an endowment fund to ensure the dog park's longevity.

I've also put together a short state-of-the-dog-park report, which is attached here.

## **A Brief Report on the State of the Skinker Debaliviere Dog Park**

January 2024

### Why We're Doing This

A dog park will be an asset to the Skinker Debaliviere neighborhood.

1. **Community:** The dog park will be a meeting place where neighbors meet and work together to create a fun and safe place for their dogs to play.
2. **Safety:** The dog park will bring much needed foot traffic to the northern section of Des Peres, near Delmar.
3. **Diversity:** A major strength of our neighborhood is that it supports a diversity of residents and lifestyles. The dog park furthers that mission by making it easier for neighbors without yards or with physical impairments keep happy and healthy pets.

### What We're Doing

The Dog Park Committee (DPC) has formulated a phased plan to construct and operate a cost-effective dog park at 532-526 Des Peres. The details in this report pertain only to Phase I – construction of the large dog park -- with the exception of the drawings included separately. These drawings include both the large and small dog park.

## Construction Costs and Fundraising

While we are still finalizing a couple of details, our construction budget is unlikely to exceed \$17,000. This is well under the \$70,000 construction budget put together in 2018 by a previous iteration of the DPC. Here is a brief outline of the changes that facilitate our dramatic cost savings:

1. With our phased approach, our budget is just for construction of the large dog yard, instead of both the large and small dog yards.
2. With the support of the Historic District Review Committee, we have incorporated some chain link fence into the park's design instead of using all wrought iron fence. Chain link is both more cost effective and more suitable for a dog park.
3. We have access to discounted wrought iron fence via a prudent Craigslist purchase.
4. Our budget does not include professional fees (architect, lawyer), as DPC members have donated these expertises.
5. Our budget does not include the cost to bring water to the site, as this cost will be covered by SDCHC.

To date, DPC has raised approximately \$16,000. A draft construction budget is included in the Appendix.

## Dog Park Operations

The dog park incurs several regular expenses, the largest of which is the additional liability insurance we will purchase. The dog park will cover its costs through membership fees, annual fundraising events, its endowment, and (potentially) corporate sponsorships. DPC estimates that the dog park would cover its costs with just 75 members paying \$50 per year (this rate compares favorably with other nearby dog parks). This month, one of DPC's main efforts is to survey neighbors to assess interest in membership. A draft operating budget is included in the Appendix.

## What DPC Needs

1. DPC needs visibility into the dog park funds. We cannot do our accounting because we cannot view the dog park fund. We cannot help SDCC with the administrative burden of accepting dog park donations (e.g., thank you notes) because do not have visibility into the dog park fund. A straightforward resolution to this problem would be to create a separate bank account for dog park funds only under the SDCC EIN. The DPC chair and treasurer could be signers on this account without having any access to SDCC's general fund.
2. DPC needs clarity on the kind of events we're allowed to hold. We would like to hold events with alcohol, like many SDCC events. We understand there is a limited number of these events permitted by SDCC's insurance. We would like to know how many of these events can be dog park fundraisers.

Appendix

Draft Construction Budget

Category	Item	Quantity	Cost per Unit	Cost
<b>Fence Materials</b>	5 ft wrought iron fencing	140 ft		\$1,850
	Ameristar Montage Genesis 2 rail 5ft height standard picket	56	\$40	\$2,240
	5 ft black chain link fencing	250	\$15	\$3,750
<b>Fence Installation</b>	Quickset concrete	1 bag/ post * 60 posts	\$4.5	\$270
	Power auger	1 day rental		\$110
	Profession installation of Des Peres fencing		TBD	
<b>Concrete</b>	Entry and sidewalk	64	\$8	\$512
<b>Water Installation</b>	Plumbing from meter to spigot		TBD	
<b>Cushion/margin for error</b>				\$500
<b>Construction Sub Total</b>				\$9,232
<b>Other Up Front Costs</b>	Building Permit	\$25 + \$10/\$1000 * project cost		\$117
	Mechanical lock	1	\$250	\$250
	Trash cans	2	\$180	\$360
	Seating & Signs			\$1,000
	Dog Entertainment (bowls, balls, kiddie pool)			\$250
<b>Total</b>				\$11,209

Draft Operating Budget



<b>Operating Budget</b>	
<b>Expense Type</b>	<b>Amount (\$)</b>
Annual Dog Park Permit	100
Insurance	2700
Property Taxes	0
Grass seed	200
Fertilizer	125
Water	500
Mowing and Trash Removal	0
Dog Tags	\$65
Dog Waste Bags	\$40
Trash Can Liner	\$3
<b>Total</b>	<b>3733</b>
<b>Members required at \$50/year*</b>	<b>74.66</b>

\* Membership revenue may be supplemented by annual fundraising, an endowment fund, and corporate sponsorships