



JUNE 2023 MINUTES

20 June 2023 / 6:45 PM / Zoom & Missouri Foundation for Health

AGENDA

Introduction & Meeting Ground Rules (Dan Doelling)

FPSE Neighborhood Business

Crime and Safety Report (Officer Walker)

Ward Updates (Michael Browning, Alderman)

- **Voting on Board Bill 49:**
 - Board of Aldermen to approve an initial 20% increase in the water rate charges. The first \$5 average monthly increase is effective July 1, 2023, with a second \$5 average monthly increase in January 2024.
 - The water department is not solvent, it is an enterprise fund. It is not part of the general revenue fund. It is rather funded by customers.
 - Rates have remained the same for 13 years while all other costs have gone up, and there is only 2 million left in the budget for maintenance and upkeep. There are water main breaks happening over the city.
 - The rate increase in water bills is for day-to-day maintenance and upkeep, not major infrastructure repairs/updates. Because past aldermanic boards have not raised rates, there is a need to raise water bills by 40% (about \$5 per billing cycle over two periods).
 - The city still has one of the lowest rates in the region, but this update is needed to maintain safe drinking water.
- **Short term rentals (Board Bill 33)**
 - This bill requires a permit to operate a Short-Term Rental in the City of St. Louis, requires designation of a Short-Term Rental Agent to respond to concerns regarding the operation of a Short-Term Rental, prescribes an application process and process for the appeal of the denial of a Short-Term Rental permit, as well as process for the revocation of any such permit.
 - The bill is still in committee, and the board will be debating over the next couple of months.



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- o Question: Is there a limit to how many on one block?
 - Answer No, but there is discussion on limiting the number of short-term rentals one person can operate which would limit short term rentals overall. The idea is to generally limit the concentration of short-term rentals. There are currently lots of concentrated short-term rentals in FPSE, which reduces affordable housing and housing availability in general.
- o Question: If there is a violation, does the short-term rental get shut down?
 - Answer: No, the violation goes through the same nuisance process (answer from Ron Coleman).
- o Question: Have you considered the overall market for people to invest in property? Lots of people bought properties and stabilized them as short-term rentals.
 - Answer: BofA is currently discussing/debating issues. Short-term rentals are currently costing the city lots of money & resources to address out of control properties. The bill will not affect owners with properties that do not cause problems.
- o Question: Are short-term rentals concentrated more within low-rise neighborhoods or specific areas with high rises?
 - Answer: They are concentrated in areas where people want to be, including FPSE, CWE, downtown, etc.
- o Comment: Short-term rental regulation in New Orleans crashed the short-term rental market.
 - Response: STL has the advantage of reviewing other city policies and learning from them.
- **Right to Counsel for Tenants Facing Eviction (Board Bill 180)**
 - o Passed out of committee.
 - o If facing eviction from an apt, renter will have the right to an attorney to ensure renters are only being evicted for just legal reasons.
 - o Question: Will it slow down the eviction process?
 - o Answer: Do not think so as fewer cases will get to court (there is already a backlog).
- **Kingshighway Blvd Buildings**
 - o The city sent letters to the property owner stating that the city will stabilize buildings for \$200K each if the owner does not stabilize on their own.



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- o The owner previously proposed to demo buildings and build an apartment building. The Cultural Resources Office denied demolition and the Planning Commission upheld that denial. The buildings are currently deteriorating at a rapid pace.

Neighborhood Update (Ron Coleman, Neighborhood Improvement Specialist)

- Contact Ron for problem properties, infrastructure, trees, trash, issues with businesses.
 - o Question: There are no signs of residents moving into the Green Street apartment buildings recently constructed south of Manchester. What is the status of completion for those buildings?
 - Answer: They have occupancy permits, but there are still some issues to work through. Units are listed on the website, but they are not rentable.
 - o Question: What is the deal with the Laclede gas building renovation on Chouteau Ave? Is there a new business?
 - Alderman Browning: The owner has contacted him: the renovation is unfinished. They ran into lots of issues when renovating the building. Water leaks, etc. They are working to complete the renovation.
 - o Question: Who can one contact about abandoned cars?
 - Officer Walker: I'm on it.
- Parking permits: The Treasurer's office will fly all properties in a district that explains how to apply. The exact timeline is not set. Permits will be \$40/tag per year.
 - o Question: temporary parking passes for multiple guests at once?
 - Answer: To be determined.
 - o Question: Are streets without a parking district going to be added?
 - Answer: No, one would have to go through the same petition process.
 - o Question: What is the process to remove a permit from the district?
 - Answer: Same petition process to create a new district.

Treasurer's Report (Cammie Lewis, FPSE NA Treasurer)

- Pay dues via cash app / check / cash – pay what you want, sliding scale
 - o Cannot take Venmo payments.



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Community updates and news (Dan Doelling):

- Park Central “stay in place” program.
 - <https://www.parkcentraldevelopment.org/services>
 - Requires covid impact statement or qualifying member (seniors or below poverty line)
- Neighborhood cleanups
 - Every 4th Saturday (next is June 24th)
- De-volcano mulching
 - Too much mulch around a tree can cause issues and trees can die.
 - Wednesday July 12 @ 6pm. Meet @ 4444 Hunt Tree planting - Fall 2023 date TBD.
- Neighborhood Night Out - September 9th - location TBD - will be outside.
- Please join Event Committee
 - Plan events, design flyers, hang flyers.

Dexter Silvers of Dexter’s Art Studio

- Originally from Kirkwood, moved to FPSE in 1974.
- Paintings typically deal with personal and real-life situations.
- Inspired to capture moments and preserve them in time so future generations can appreciate it.
- Created 70 paintings (and counting) of St. Louis landscapes plus numerous landscapes around the world.
- It takes 3-4 months to complete a painting - there is a lot of detail that goes into each one.
- Question: why hide paintings?
 - Answer: art has been exhibited at shows from time to time. There is a plan to create reproduction prints. All original paintings will go to the artist’s children.
- Question: how did you get started painting?
 - Answer: Father was an artist and watched him draw growing up. Discovered by principle in the second grade.
- Question: Are your children also artists?
 - Answer: Yes - they are all artists.
- Question: Why are your paintings so distinct to you?
 - Answer: Self-taught signature style. All about trial and error. Learn/create style over time.
- Question: When will prints be available for sale?
 - Answer: Have some available now of Busch Stadium, St. Louis Arena, Union Station. Looking for a serious investor for other



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reproductions. Would like to put an original painting of the former Emmaus German Evangelisch Church located at Tower Grove and Chouteau Ave (now demolished) in the lobby of Ronald McDonald House (currently under construction).

- Question: what is your favorite painting?
 - Answer: 1991 painting of family w/ lemonade stand on Chouteau Ave.
- Question: How do you choose what to paint?
 - Answer: Look for areas that are popular, beautiful landscapes and landmarks. Painted in some of the worst neighborhoods of the city and get warned for safety, but people in those neighborhoods are some of the nicest around.

St Louis City Assessor - Michael Dauphin (appointed by mayor)

- STR legislation is open for public comment.
- Please appeal if you think the real-estate property assessment is wrong. Upon appeal, you will have the opportunity to show the inside of your property, or you can send pictures. The appeal deadline is July 10th.
- Property assessments are determined by multiple factors such as lot size, improvements (pulled permits for work), condition, number of bathrooms, etc.
- Estimated value is compared with neighborhood sales.
- FPSE does not have a lot of sales, but sales are on a high level.
- The Assessor's office is hiring, the office is about 15% short on staffing.
- Question: single-family properties only?
 - Answer: Only discussing single-family for this meeting as they are typically more prevalent.
- Question: does storm damage repair affect the value of property?
 - Answer: Depends on the scale and type of work performed - please appeal if you think property is overvalued.
- Question: how much are taxes going up for senior citizens? How will they afford it?
 - Answer: There are programs in place to help. RETAF.org, Park Central
 - Seniors 65+. The state passed a law to freeze tax increases that is currently on the governor's desk to sign (late august deadline). If signs, STL City can opt in. If the city does not opt in, the law can be put on the ballot after petition/signatures. Assumption is the city will opt in if the bill is passed.



FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION

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- Comment: There is a problem with appointees – difficult to contact and get answers. Where is equity? Long term residents need help w/ taxes.
 - o Answer: The City Assessor does not write laws, rather the City Assessor upholds laws created by State Representatives and Senators. The appeal process is fair.

ADDITIONAL FOREST PARK SOUTHEAST ORGANIZATIONAL MEETINGS:

Grove CID: 2nd Monday of every month @ 11:00AM via Zoom