

**West Pine Laclede Neighborhood Association**  
**Northwest Coffee 7 PM**  
**October 8th, 2024**  
**General Assembly Meeting Minutes**

**CALL TO ORDER** 7:13 pm

**President; Harold Karabell**  
[karabell52@gmail.com](mailto:karabell52@gmail.com)

**Vice President:** Dug Feltch  
[bkmarionnettes@charteret](mailto:bkmarionnettes@charteret)

**Treasurer:** Terry Werner  
[terryfwerner@gmail.com](mailto:terryfwerner@gmail.com)

**Secretary:** Nicole Ewing  
[postonni@gmail.com](mailto:postonni@gmail.com)

The usual order of business was suspended in order to give our guest speaker the floor.

**GUEST SPEAKER**

**Suneal Menzies:** Chief Operating Officer, Assisted Recovery Centers of America (ARCA)  
[Smenzies@arcamidwest.com](mailto:Smenzies@arcamidwest.com)

Mr. Menzies addressed the gathering about the program being run in the complex of buildings on West Pine between Boyle and Sarah previously occupied by the Ronald McDonald House. Not-for-profit RecoVET Healthcare operates the houses and ARCA provides medically-assisted treatment, comprehensive behavioral health services for veterans and their families. This is transitional housing for veterans screened and referred by local agencies such as the VA, WU, BJC, SLU, etc. Stays typically last from 2 weeks to 4 months. The program provides on-site managers and staff members and may offer transportation, referrals, and job training in a healthy, supportive and structured living environment.

<https://www.recovethehealthcare.org>

<https://www.arcamidwest.com/transitional-living-programs>

- **Review and approve September 2024 Minutes-** The September minutes were posted online and sent out with the monthly announcement. A motion was made and seconded to accept the minutes as written. All in favor. Motion passed unanimously.

## 9<sup>th</sup> WARD ALDERMAN REPORT

Michael Browning

[browningm@stlouis-mo.gov](mailto:browningm@stlouis-mo.gov)

- Spending: St. Louis has put on hold its efforts to determine how to use the Rams settlement funds. Instead they are focusing on plans to use the American Rescue Plan (ARPA) funds before they expire. Hearings are being planned for input on measures such as safer streets, upgrading water mains, revitalizing neighborhoods, etc.
- Development: A plan is being formulated for the property just east of Walgreens on Lindell which would require a developer to include the entire property (including the ABNA building) and to offer some affordable housing options. This is separate from past proposals by the developer Garrison Properties.
- Ballot initiatives on Nov. 5 election ballot - **60% approval is required to pass:**
  - **Prop B** – Would permit the Board of Aldermen to add or remove items in the appropriations proposed in the annual budget. Currently, the Board of Aldermen can only decrease/cut items in the budget; it cannot balance the budget by reallocating cuts from one line item to another. Prop B would empower the Board to increase/add so long as the budget balances.
  - **Prop V** – Would amend the City Charter to allow an exception to the \$500 maximum fine relating to vacant and non-owner-occupied deteriorated properties. This \$500 cap has not been increased since 1914. This does not apply to owner-occupied housing.
  - **Prop S** – Would add a 3% fee to the nightly rate on short-term rentals. At least 50% of funds generated would be deposited in the Affordable Housing Trust Fund and the remainder would go to other affordable housing initiatives.
  - **Prop T** – Would amend the City Charter to create a Department of Transportation with authority and duty to maintain and repair public streets, sidewalks, alleys, bridges, street lights, and traffic light; to perform waste removal services and to plan, engineer and design transportation projects and programs relating to safe travel for all modes of transportation. Currently these are managed at the ward level and as a result are often fragmented and inefficient. Since ward capital has historically been used for these purposes, the new department would be funded by transfer of those ward funds. The Board recognizes that this cannot be done overnight and, if passed, the proposed Department would go into effect 7/1/2029 to allow time for implementation.
  - Sample ballot: <https://www.stlouis-mo.gov/government/departments/board-election-commissioners/documents/upload/Nov24-All-Races-Sample-Ballot.pdf>
- Alderman Browning is launching his campaign for re-election.

## NEIGHBORHOOD ORGANIZATION UPDATES

Treasurer

Terry Werner

Update on financials:

Checking: \$259.08  
Savings : \$2,857.28  
Time Deposit: \$4,504.31

### NEW AND ON-GOING BUSINESS

Reese Forbes reported that the property at 4217 West Pine has been sold and the new owner plans a complete remodel. This news was welcomed. The house is a yellow brick 2-family building built in 1897 but lately falling into disrepair.

### COMMITTEE REPORTS

#### Beautification Committee Chair

**Lorraine Simpson**

[lorraineline@msn.com](mailto:lorraineline@msn.com)

- Clean up on the median planter on Laclede at Newstead has been completed. The area was power-washed and empty beds filled with pink gravel.
- National Night Out Party on October 1<sup>st</sup> was successful. Lorraine thanked Ron and Yusef for helping with funding and lighting.
- A request came from the floor for new trash cans on Sarah, especially at West Pine. Also mentioned was the need for more frequent pick-up as the cans are frequently overflowing. Ron will bring up at upcoming SBD meeting.

#### Development Committee Chair

**Dan Hellmuth**

[dhellmuth@hellmuth-bicknese.com](mailto:dhellmuth@hellmuth-bicknese.com)

- No report

#### Security Liaison

**Open position**

#### Neighborhood Improvement Specialist

**Ron Coleman**

[colemanron@stlouis-mo.gov](mailto:colemanron@stlouis-mo.gov)

- No report

#### Block Captains:

4100-4200 Laclede: Dug Feltch (314) 531-3313

4300 Laclede : Scott Gilbert (314) 406-3536

4100-4200 West Pine: **open position**

4300 West Pine: David Maltby (816) 516-9818

## ANNOUNCEMENTS

October 27 at 2:00-4:30 pm: Halloween Hoot Fundraiser and Bicycle Tour of Bellefontaine Cemetery, led by historian Harold Karabell. Details and registration at <https://st-louis-friends-of-bethlehem.square.site/events>

**Next General Meeting:** November 12th @7pm @Northwest Coffee  
Meeting adjourned at 8:04 pm.

Submitted by Diana Gualdoni