



Grove CID Public Service Committee

TO BE HELD

Friday, January 5, 2024, at 11:00 AM

Zoom Link: <https://us06web.zoom.us/j/81083085591>

Meeting ID: 810 8308 5591

Mobile Dial In: 13126266799,,81083085591

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on January 5, 2024, at 11:00 AM, the Grove Community Improvement District (the "District") will hold a **Public Service Committee** 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. Approval of Previous Meeting Minutes
3. Landscaping 2024 Proposal
4. Gramophone Lot Improvement Update
5. Globe Ball Light Removal & Replacement Options
6. Neighborhood Improvement Specialist Report
7. Other
8. Adjournment

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: 1/4/2024

TIME: 11:00 AM

• **The Grove Community Improvement District** •

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

www.thegrovestl.com



Grove CID Public Services Committee
September 22nd, 2023, at 11:00 AM
In Person at Park Central Development &
Zoom Link: <https://us06web.zoom.us/j/83266722720>
Meeting ID: 832 6672 2720
Mobile Dial In: +13017158592,,83266722720#

Committee Members in Attendance: Guy Slay, John Boldt, Don Bellon, Kelly Kenter, Anthony Saputo, Tatyana Telnikova, Lana Coleman

Board members not in Attendance: Shelly Satke

Others in attendance: Brian James (Park Central Development), Ron Coleman (City of St. Louis)

1. Call to Order

- a. G. Slay called the meeting to order at 11:05 am.

2. Previous Meeting Minutes: K. Kenter motioned to approve the previous meeting minutes. J. Boldt seconded the motion. All in favor—motion passes.

3. Street Furniture RFP:

- a. B. James presented that the approved street furniture RFP is now public and the CID is accepting proposals.

4. Landscaping Update

- a.

5. Gramophone Lot Improvement Update:

- a. K Spencer sent an email to the committee beforehand, requesting that the businesses of the Grove be notified by email before any email with the treasurer takes place.

6. Other

- a. D Bellon noted that the City is replacing the walk signal near Sanctuaria.
- b. D Bellon inquired about more cleaning needed for planter boxes along Manchester.
- c. D Bellon brought up concerns about trash in alleys in the District. R Coleman reflected that there have also been issues with litter in alleys and cars moving
 - **The Grove Community Improvement District** ●

4512 Manchester Avenue, 1st Floor: Saint Louis, MO 63110: (314) 535-5311



dumpsters to create extra parking.

- d. As D Bellon was going over alleys that needed more help, K Kenter wanted to make clear that any decisions on alley cleaning would not specifically impact D Bellon's alley.
 - e. K Kenter noted to prioritize alleys along the main commercial corridor on both the north and south side of Manchester. He noted that there are some issues with business trash becoming CID trash along the street. G Slay suggested second a note to all the business owners in the CID to make sure that all business tenants are using the dumpsters in the alley.
 - f. K Kenter made a motion to ask ATBM to assess alleys in the eastern end of the District to see how much it would cost the CID; D Bellon seconded the motion. All in favor; motion carries.
 - g. J Boldt noted that the Good Neighbor Agreement should cover keeping business areas clean. K Kenter made a motion to send out a letter to remind business owners of the Good Neighbor Agreement and keep up with it; J Boldt seconded the motion. All in favor; motion carries.
 - h. R Coleman noted that locking dumpsters and paying for that expense might be an option. R Coleman wanted to include that businesses cannot use City recycle dumpsters, as they are only for residents. If a business wants to have a recycling program, they have to pay for it.
7. **Adjournment:** T. Saputo motioned to adjourn the meeting, G. Slay seconded – meeting adjourned at 11:46am.

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www.thegrovestl.com

ESTIMATE

1515 Lonedell Industrial Ct
Arnold, MO 63010

Estimate Number 204
Date 01/04/24
Sales Rep Amanda Ulrich-Deal

Customer Address

Brian James
Grove Community Improvement District
4512 Manchester Ave
Suite 100
St. Louis, MO 63110

Property Address

Grove Community Improvement District
4512 Manchester Ave, Suite 100
St. Louis, MO 63110

Tree Well and Planter Bed Maintenance

April/May Tree Well & Bed Maintenance

Includes required labor and below specified materials for maintaining the tree walls and planter beds, per following specifications. Remove and haul away existing mulch and topsoil, as necessary, to prevent mulch spilling onto the surrounding concrete and building up on tree trunks. Remove and haul away weeds and debris, cut off existing grasses, and trim shrubs as necessary. Install mulch and pre-emergent. Clean up and haul away all job related debris.

Items

- ~20 yards of Double Ground, Dyed Brown Mulch w/ Planter Bed Pre-Emergent
- Dumping of Brush
- Labor - Maintenance

April/May Tree Well & Bed Maintenance: \$4,050.00

September/October Tree Well & Bed Maintenance

Includes required labor and below specified materials for maintaining the tree walls and planter beds, per following specifications. Remove and haul away existing mulch and topsoil, as necessary, to prevent mulch spilling onto the surrounding concrete and building up on tree trunks. Remove and haul away weeds and debris, cut off existing grasses, and trim shrubs as necessary. Install mulch and pre-emergent. Clean up and haul away all job related debris.

Items

- ~20 yards of Double Ground, Dyed Brown Mulch w/ Planter Bed Pre-Emergent
- Dumping of Brush
- Labor - Maintenance

September/October Tree Well & Bed Maintenance: \$4,050.00

Annual Installation

April/May - Annuals Installation

Includes required labor and below specified materials for the installation of annuals, per following specifications. Remove and haul away spent annuals and old potting soil. Install new potting soil, and fertilizer, as necessary. Install Spring annuals, approx. 8 plants per pot. Clean up and haul away all job related debris.

Items

- Potting Soil
- 4" Annual Plant
- Dumping of Brush
- Labor - Enhancement

April/May - Annuals Installation: \$3,875.00

September/October - Annuals Installation

Includes required labor and below specified materials for the installation of annuals, per following specifications. Remove and haul away spent annuals and old potting soil. Install new potting soil, and fertilizer, as necessary. Install Spring annuals, approx. 8 plants per pot. Clean up and haul away all job related debris.

Items

- Potting Soil
- 4" Annual Plant
- Dumping of Brush
- Labor - Enhancement

September/October - Annuals Installation: \$3,875.00

Subtotal	\$15,850.00
Estimated Tax	\$0.00
Total	\$15,850.00

Terms & Conditions

CONTRACTOR AGREEMENT

THIS AGREEMENT made by and between Shelton Landscape & Maintenance INC., hereinafter called the Contractor and Brian James, hereinafter called the Owner.

WITNESSETH, that the Contractor, and the Owner for the considerations named, agree as follows:

ARTICLE 1. SCOPE OF WORK

The contractor shall furnish all the materials and perform all the work shown and/or described in the specifications entitled above, as it pertains to work performed on property address, specified above.

ARTICLE 2. THE CONTRACT PRICE

The Owner shall pay the Contractor for the material and labor to be performed under the above specified Contract price, subject to additions and deductions pursuant to change orders authorized by both the Contractor and Owner/General Contractor/Management

Company.

ARTICLE 3. PROGRESS PAYMENTS

Payments of the Contract Price shall be timely paid in the manner following: **Each project to be invoiced upon completion of work. The final payment may not exceed 10 business days from the project's completion.**

All payments shall be timely paid pursuant to the above schedule to avoid any late payment fee. If payments are not received in such manner, Owner agrees to pay all interest accrued on any outstanding balance at a monthly percentage rate of 2 %. Any refusal to pay late fees will result in nullification of all warranties and lien waivers.

Furthermore, Contractor maintains the absolute right to enter the property anytime, with or without notice, to remove and take possession of all unused materials, plants and all equipment owned or leased by Contractor. Contractor may also file a lien against the property pursuant to Section 429.010, et seq., of the Revised Statutes of Missouri to secure payment of work or labor completed, machinery or equipment rented, materials, trees, plants or any type of landscaping goods or services furnished.

ARTICLE 4. GENERAL PROVISIONS

1. The Contractor shall furnish a plan and scale drawing showing the shape, size dimensions, and specifications for any engineered or permit required project, a description of the work to be completed, a description of the materials and equipment to be used, and the agreed consideration for the project.
2. Any unforeseen expenses arising from engineering design changes by St. Louis or otherwise, hidden sub grade complications; including any utility or irrigation lines or pipes, footings, old concrete, ledge rock and boulders will be billed at a cost of time and materials. If the homeowner or contractor is not made available within 24 hours to witness and assess the situation, work will continue without a change order and documentation of the excavation and costs will be provided.
3. Contractor is not an engineering firm and is not licensed to practice engineering. Nothing in this Contract shall be construed as requiring Contractor to make any engineering calculations or engineering judgments. Owner may wish to consult with an engineer before signing the Contract.
4. Contractor shall have no obligation to perform a change in the work unless Contractor and Owner sign a change order describing the change and the corresponding adjustment in the Contract Price. All change orders shall be in writing and signed by Owner and Contractor, and shall be incorporated into, and become a part of, the Contract.
5. Contractor will call 1-800-DIG-RITE to mark all public utilities. Further, Contractor will make every effort to use caution to avoid unmarked underground obstructions not marked by Dig Rite, however any damage to unmarked private utilities, irrigation lines, invisible pet fences, underground electrical lines or other underground obstructions not located by Dig Rite will be the sole responsibility of the Owner, and Owner agrees to hold harmless, indemnify and defend Contractor from any liability resulting from damage to said obstructions.
6. Owner is responsible for disclosing all information pertinent to the construction plan and proposal, including structural elements, so to prevent negligent business. Contractor is not responsible for damage to Owner's property during demolition or removal of debris where not previously made aware by the Owner.
7. Contractor is not responsible for any cosmetic damage done to private or public roads, driveways, and/or sidewalks when accessing Owner's property for site enhancements. Contractor to use skid steer and mini excavator both with tracks as needed for proper removal and installation. Contractor agrees to remove all debris and leave the premises in broom clean condition.
8. Contractor may at its discretion engage subcontractors to perform work hereunder, provided Contractor shall fully pay said subcontractors and in all instances, remain responsible for the proper completion of this Contract.
9. Contractor warrants it is adequately insured for injury to its employees and others incurring loss or injury because of the acts of Contractor, its employees or subcontractors.
10. Contractor shall charge to obtain all permits & local business licenses necessary for the work to be performed.
11. Contractor shall not be liable for any delay due to circumstances beyond its control, including but not limited to weather, project changes, equipment failure, and casualty or general unavailability of materials.
12. Included with this Contract is Contractor's standard Limited Warranty, found at www.shelton-landscape.com, which shall commence upon final completion of work and is valid only if full payment of work has been received.
13. All materials ordered or delivered to project site, as outlined in the scope of work, will be subject up to a 20% restocking fee if declined by the homeowner due to changes in the scope of work.
14. This contract and its performance are governed by the laws of the place of the project. A lien waiver shall be furnished, if requested, to Owner upon payment of the Contract Price in full. Missouri law requires the furnishing of the following notice:

NOTICE TO OWNER

Failure of this contractor to pay those persons supplying material or services to complete this contract can result in the filing of a mechanic's lien on the property which is the subject of this contract pursuant to Chapter 429, RSMO. To avoid this result, you may ask this contractor for "lien waivers" from all persons supplying material or services for the work described in this contract. Failure to secure lien waivers may result in your paying for labor and material twice.

15. The Contract is the entire agreement and consists of these General Provisions, Scope of Work, Contract Price, Progress Payments, and Shelton Landscape's Limited Warranty. There are no other agreements, oral or written, between Contractor and Owner. All previous statements, representations and promises by Contractor are null and void; there is no right to rely upon any such statement, representation or promise.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. SHELTON

LANDSCAPE & MAINTENANCE is authorized to do the work as specified. Payment will be made as outlined above.

**We Want To Thank You For Considering Shelton Landscape And Maintenance For Your Outdoor Projects.
It Is Because Of Our Customers, Both New And Old, That We Continue To Be In Business For Over 40
Years, A Trusted Contractor With The Better Business Bureau And Our Community As A Whole.**

1/4/2024

Amanda Ulrich-Deal

Date

**Client Signature
Grove Community
Improvement District**

Date

SHELTON

Landscape & Maintenance



Shelton Landscape & Maintenance has been serving the Metro St. Louis Area for over 40 years. We are a fully licensed and insured, full-service landscape company. Exceeding our customer's expectations has been the key to our success. Our reputation speaks for itself, and is built upon:

- Honesty and trust
- 100% Customer satisfaction
- Quality workmanship and products
- Competitive pricing
- Repeat customers and referrals

As we continue to grow and cultivate a stable foundation in the community, we'd like to offer the expertise of one of our great designers to transform your outdoors into a space you can enjoy, be proud of, and that meets your budget.

Be sure to visit our website at www.shelton-landscape.com for more information and examples of our work. We are located near Highway 55 and Highway 141, at 1515 Lonedell Industrial Court, Arnold, MO 63010.

We would love to add your name to our list of very satisfied customers, and allow you more time to relax. Thank you for considering Shelton Landscape & Maintenance for your landscape dreams. We are here when you need us!

Clay Deschler
President

**Save Time & Enjoy
Your Weekend...
Leave the Hard
Work to Shelton!**

- Landscape Design
- Retaining Walls
- Boulder Walls
- Paver Hardscapes
- Landscape Lighting
- Water Features
- Custom Decks
- Landscape Maintenance
- Lawn Maintenance
- Snow Removal



CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER: The Daniel and Henry Co. 1001 Highlands Plaza Drive West Suite 500 Saint Louis, MO 63110
CONTACT NAME: Kelly Couillard
PHONE (A/C, No, Ext): (314) 444-5087
E-MAIL ADDRESS: CouillardK@danielandhenry.com
INSURER(S) AFFORDING COVERAGE: Secura Insurance NAIC #: 22543
INSURED: Shelton Landscape Maintenance, Inc. 1515 Lonedell Industrial Ct. Arnold, MO 63010

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

Table with 10 columns: INSR LTR, TYPE OF INSURANCE, ADDL INSD, SUBR WVD, POLICY NUMBER, POLICY EFF (MM/DD/YYYY), POLICY EXP (MM/DD/YYYY), LIMITS, and sub-limits. Rows include Commercial General Liability, Automobile Liability, Umbrella Liability, and Workers Compensation and Employers' Liability.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER: For Informational Purposes Only
CANCELLATION: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

Zimmerman Electric
 8301 Crest Industrial Drive
 St. Louis, MO 63123

OFFICE: 314-351-2221
 debbiem@zimmermanelectric.net

Estimate

Date	Estimate #
12/11/2023	4999

Name / Address
The Grove CID 4512 Manchester Ave., Suite 100 St. Louis, MO 63110

Description	Qty	Cost	Total
We will remove existing aerial Cable and lighting near 4400 Manchester road. Disconnect and make safe. Dispose of cable and lighting. Existing support poles to remain.		3,400.00	3,400.00
We will remove existing aerial Cable and lighting near 4423 Manchester road. Disconnect and make safe. Dispose of cable and lighting. Existing support poles to remain.		3,400.00	3,400.00
<p>Please Note: We would like to coordinate with traffic schedule, in the past we would usually do around 9am on Thursdays. However, we may need to coordinate 2 consecutive days.</p>			

*****DISCLAIMER*****

Zimmerman Electric is not responsible for any drywall, plaster and/or painting repairs that may arise from the work performed.

Total	\$6,800.00
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THE ESTIMATE IS
 VALID FOR 30 DAYS.

Customer Signature _____

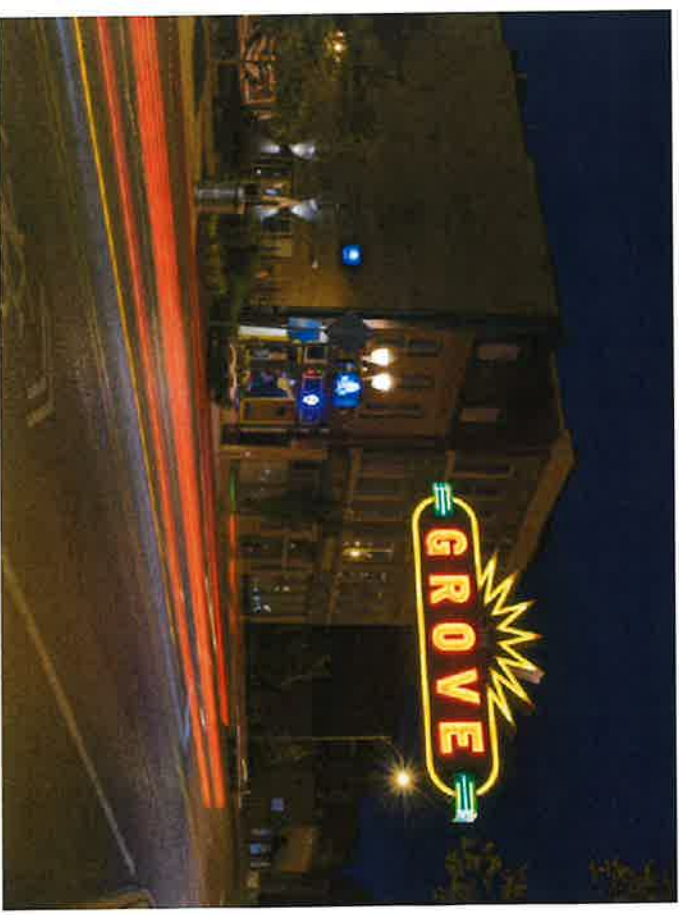
Manchester Street Improvements

Thought Starters

7 December 2023

Considerations

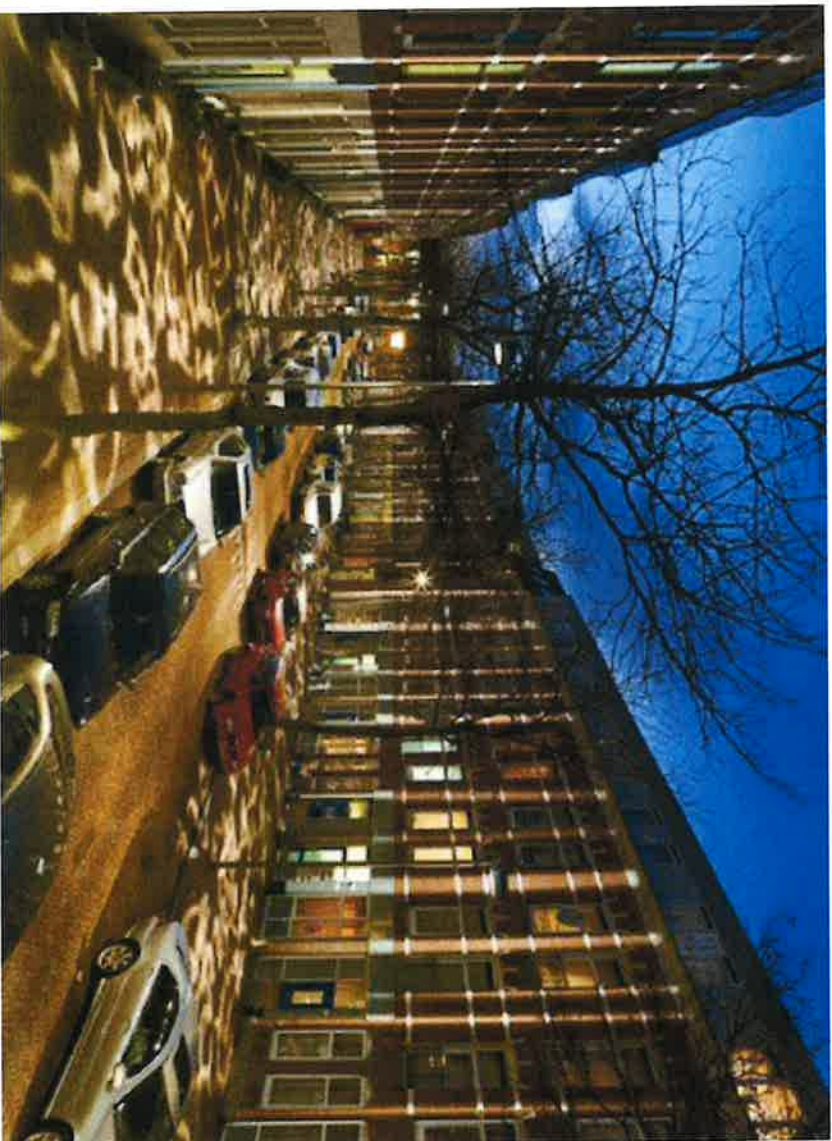
- Exploring options that require less maintenance, or maintenance that would not inhibit traffic on Manchester.
- Ideas that are easily scalable. Concepts can be used at the existing statement near Gramophone only, or they can be cohesively expanded to occupy more of the street if budget allows.
- Concepts that would minimize the need to touch privately-owned buildings.





A different type of lighting

Playing on the neighborhood's emphasis on public art, we can use the existing poles or possibly neighboring buildings to mount projection-style lights that can illuminate the sidewalks or sides of prominent buildings.

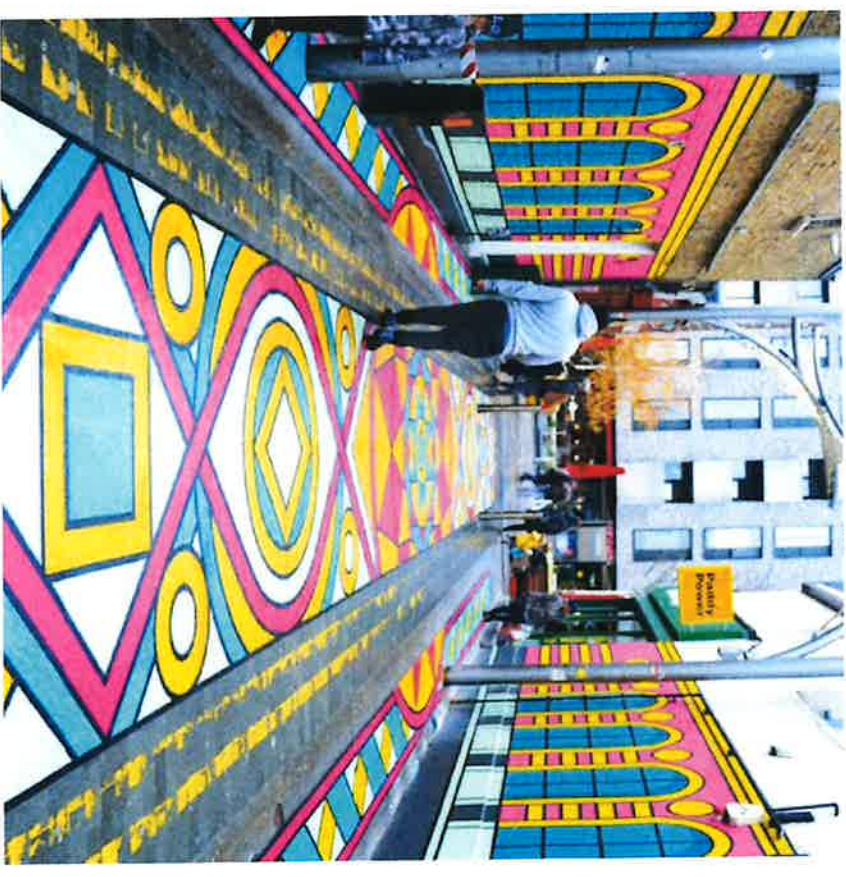


Globo-style lights project a static image on sidewalks or walls. The image can be replaced periodically (seasonally, for events, etc), and those lenses appear to be fairly low-cost.





The lights are relatively small, the largest is about 14 inches long, and they are available in a variety of mounts to attach to the existing globe structures, or on buildings, if needed. Pricing starts around \$3,000 per projection light + installation + the globo image.

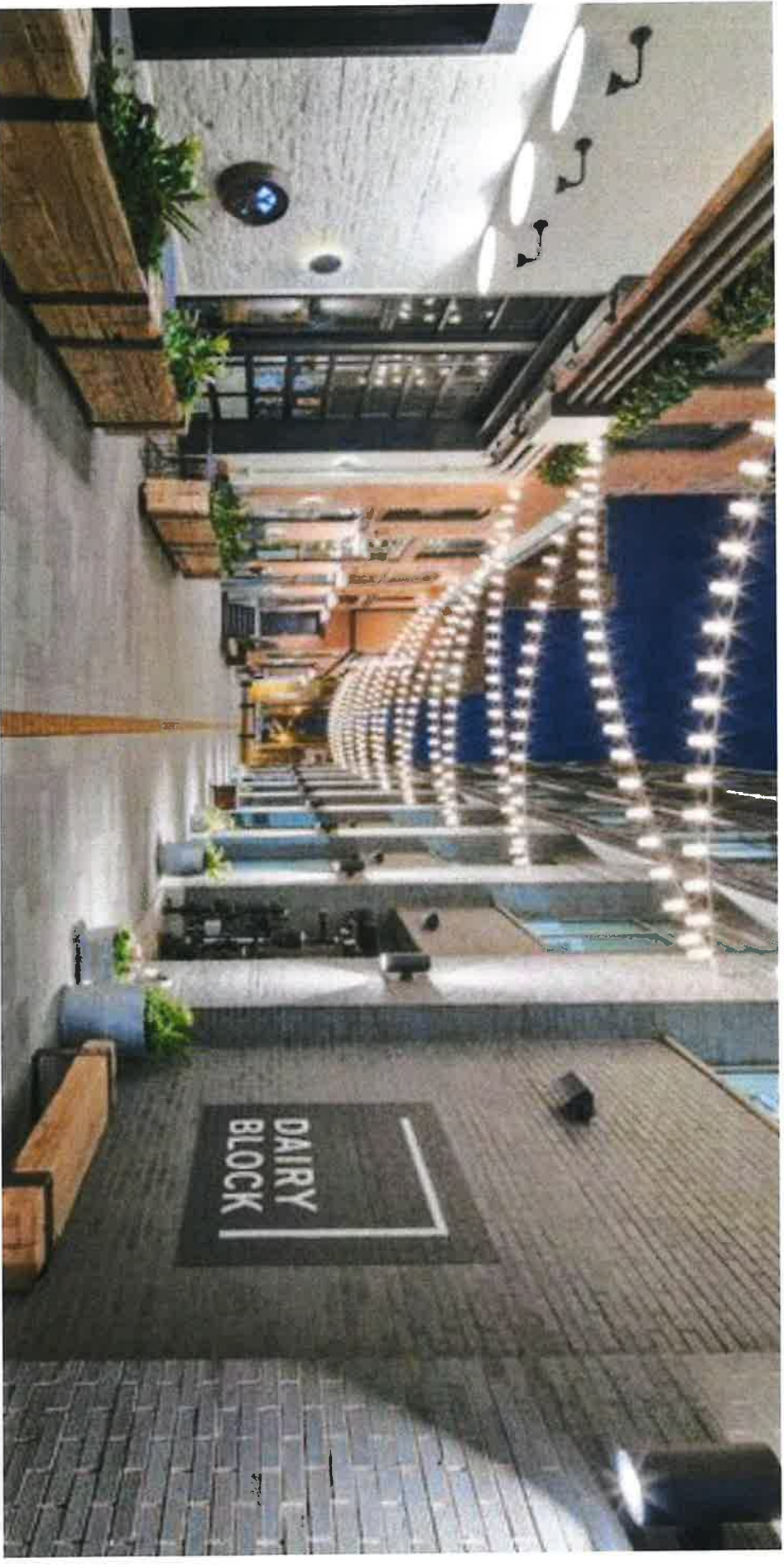


Use sidewalks as canvases

Add another dimension to the neighborhood's public art by painting the sidewalks.

This could be a fun way to engage the neighborhood: children from Adams could participate with the artist in a paint-by-number scheme as has been done at Grovofest in years past.

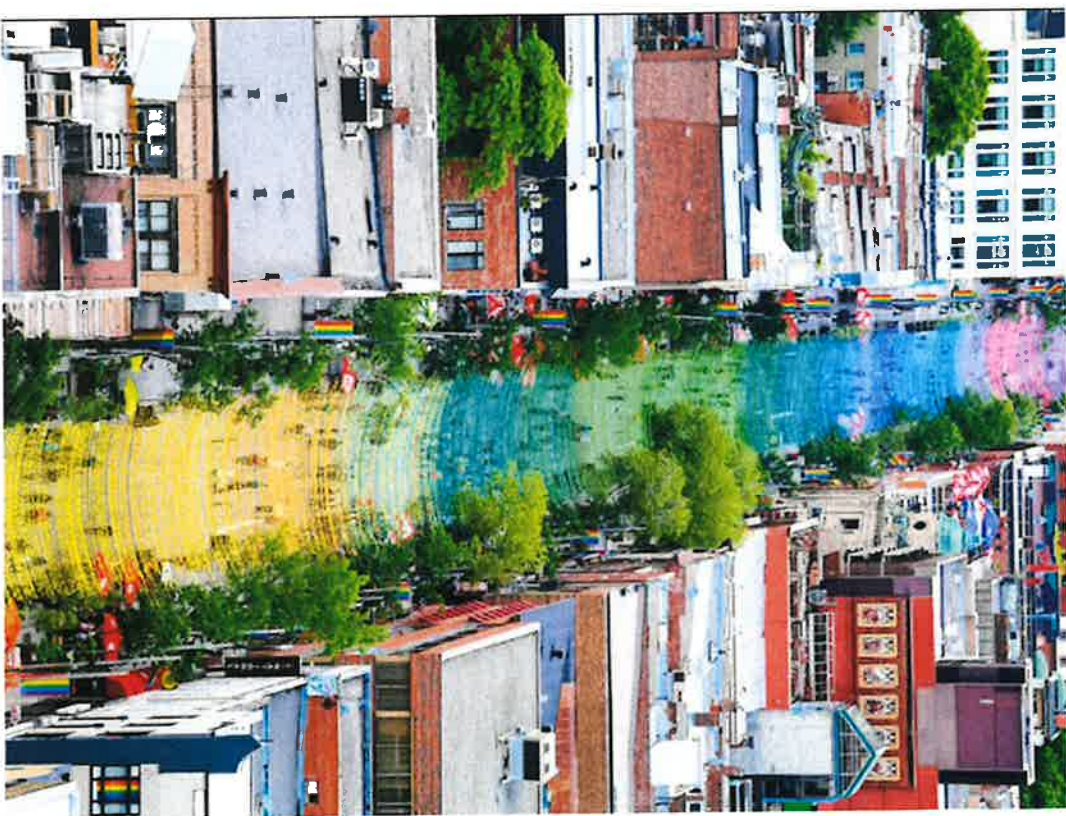




Standard lighting across Manchester

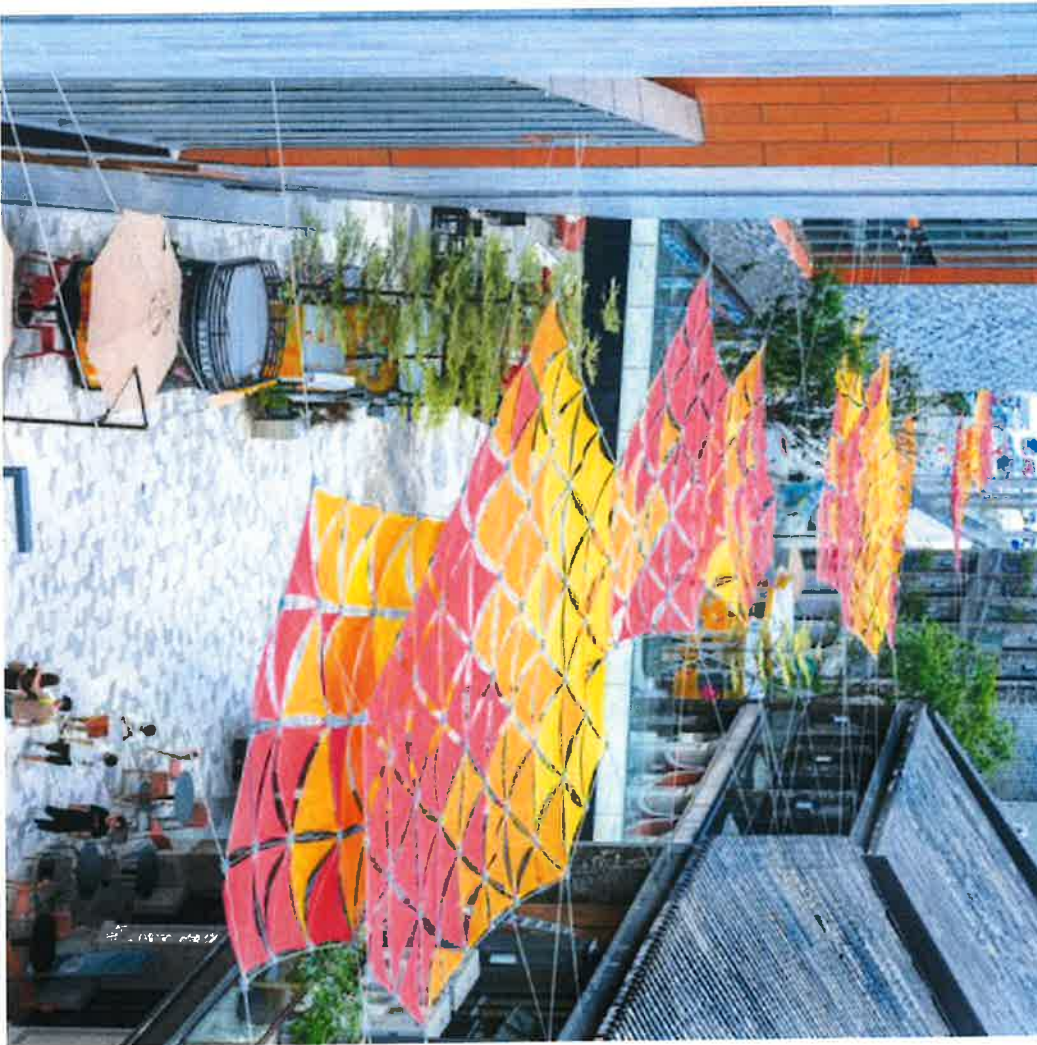
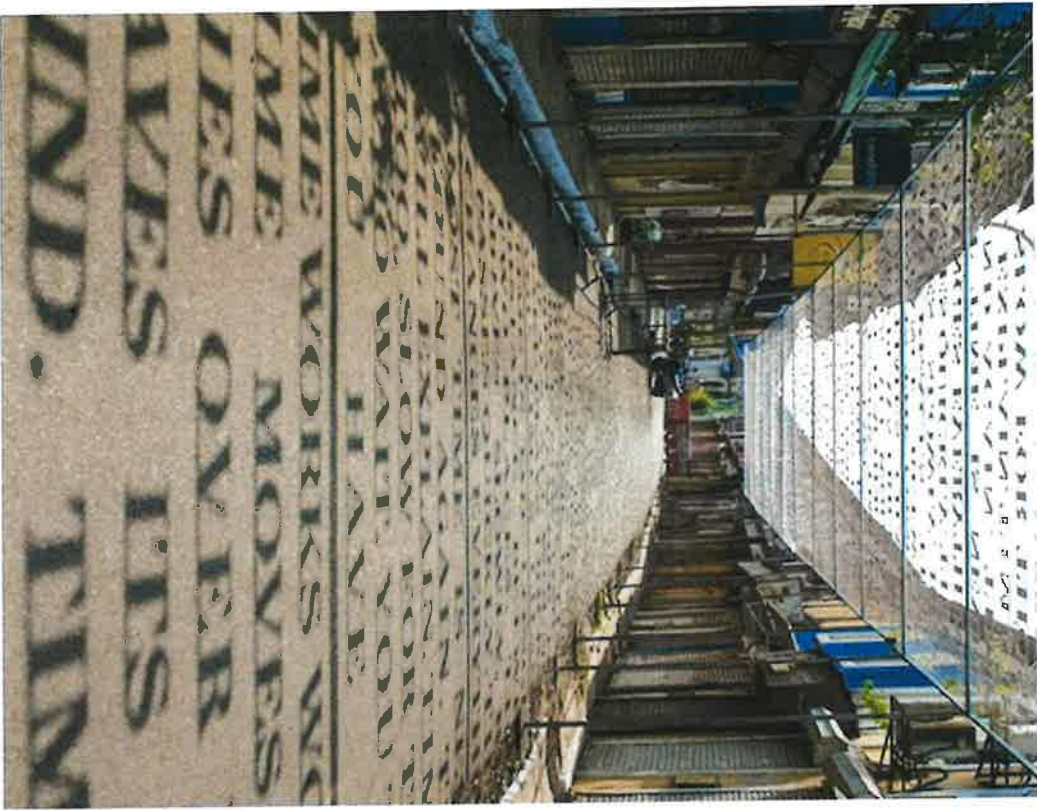
We can use commercial-use, integrated-LED string lights or similar fixtures to swag across Manchester. The integrated LED will eliminate the need to replace bulbs to reduce maintenance. (Poss cantenary lights?)





Overhead statement that is not integrally-lit

With an artist, we can explore concepts that would incorporate flexible structure overhead

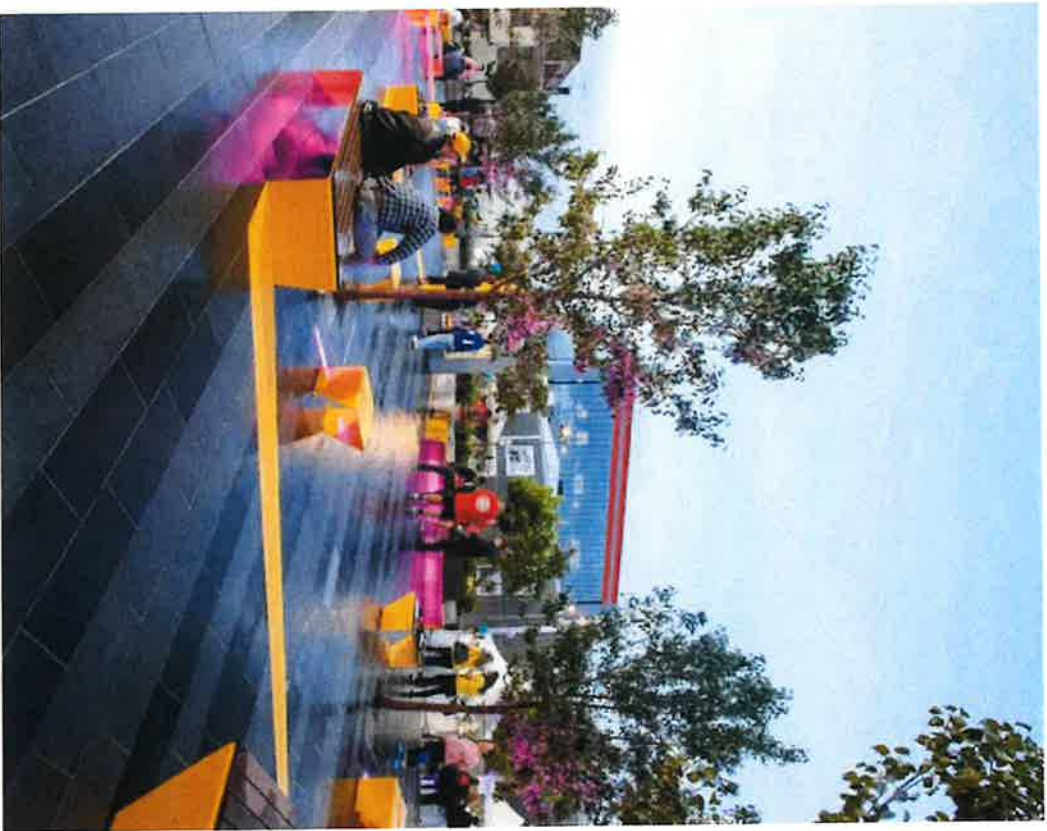




Streetscape “Furniture”

Colorful seating and planter moments along the length of Manchester.





Thank you!