

Dear Neighbors:

Over the past year, some West End Park (WEP) residents, elected officials and city staff have been working together to develop a plan to pave the streets in WEP. The best way that we have found is by creating a Community Improvement District (CID). This is a legal entity that provides a way for resident representatives to enter into contracts for work to be done, levy assessments, file liens and initiate sales or property taxes.

To form the CID, a petition needs to be presented to the Board of Aldermen for approval. The petition needs to be signed by at least 51% of the parcels in WEP and must include 51% of the total assessed value of the property in WEP. We will have two meetings at the Frontenac Racquet Club on German Blvd. to present the plan and accept notarized signatures. The meetings are **Sunday, May 16th at 3:00 pm** and **Wednesday, May 19th at 7:00 pm**.

As many of you are aware, we have had the streets examined and marked in order to obtain bids for patching and resurfacing. The best proposal we have for the work is \$494,800. Legal and printing costs to form and administer the CID are estimated at \$21,770 for a total project cost of \$516,570. Businesses in the area are estimated to cover \$194,000, (or 38% of the cost). The amount left for each residential parcel, (or buildable lot) would be approximately \$1,820, plus \$125 per parcel, for a reserve fund required by the bank as part of their funding commitment. Residents may elect to pay the full amount at the beginning of the project or may finance the cost over a five year period. There would be an interest charge if one chooses to finance the cost.

It is vitally important that we act on this! The streets in WEP have deteriorated considerably over the past year and each year that we wait the cost of repairs will increase significantly. If you are not able to attend one of the meetings, but want the project to proceed, we ask that you go to City Hall during working hours, with identification, and have your signature notarized on the petition. It is important that one owner from each parcel signs the petition so we can move forward with the work, before the cost of asphalt increases again.

Feel free to call or e-mail any of us (or Bob Shelton at City Hall 373-6503) with questions.

Alderman Margot Martin
567-3516
alderwomanmartin@cityoffrontenac.org

Alderman Jon Serkes
994-3200
aldermanserkes@cityoffrontenac.org

Mayor Keith Krieg
994-3200
mayorkrieg@cityoffrontenac.org

Craig Danforth
991-4851
danforthcp@sbcglobal.net

Eileen Griesdieck
567-7363
eornn@att.net

Bev Kekec
432-0806
bkekec@sbcglobal.net

Jim Kienstra
567-7414
jim333@kienstra.com

Bob Bauer
997-8800
rmbauer@charter.net

Carrie Bornfleth
994-1783
caborcb@att.net

Please see reverse side for additional information.

West End Park Community Improvement District (CID) Synopsis

What is the Community Improvement District, (CID)?

A CID is authorized by Missouri State Statute for neighborhoods or business districts to create a legal entity with the authority to enter into contracts, levy assessments, file liens and initiate sales or property taxes.

How is a CID enacted?

A petition must be signed by owners representing at least 51% of the assessed value of property within WEP and by at least 51% of the per capita owners. There are approximately 180 residential parcels and 18 commercial parcels. Consequently, we will need at least 100 signatures representing about \$9 million of assessed value.

What is the project?

After obtaining pricing and discussing options for various forms of resurfacing, milling, overlay, chip seal, etc. the committee determined a patented process called PemaFlex paving to be the best option. The process consists of digging out and patching bad areas, applying a layer of PermaFlex aggregate followed by a layer of asphalt surface course. Ford Asphalt is the certified contractor in the area for this process. The project will also include installing 48 custom riser rings and approximately 315 linear feet of asphalt curb.

How much will it cost?

The estimate for the work is \$494,800. The businesses will raise an estimated \$194,000 by initiating a sales tax on goods and services. The cost for residents will be approximately \$1,820 plus \$125 per parcel for the reserve fund required by the bank for their funding commitment.

What are the payment options?

Residents can pay the amount in full immediately or borrow the required amount and repay the loan plus interest over five years. National City Bank will provide the loans for residents desiring to finance the cost.

What if we don't want the repairs?

Delaying the repairs will result in further deterioration of the streets necessitating a more expensive project. The streets in WEP were last overlaid about 30 years ago and are beyond their useful life.

How Can I Help?

First and most importantly, attend one of the meetings and sign a petition. One owner for each property will need to sign a full petition and have their signature notarized with photo ID. The petition will include the project description, cost estimates and schedule. If you, or someone you know in the neighborhood, is a notary, please let us know so we can enlist their help to get the signatures. We believe the majority of residents will be in favor of the project, we just want to make it convenient for them to sign the petition.

What is the Schedule?

The goal is to get the signatures in May, have the Board adopt the petition and appoint the officers in June, initiate the sales tax and finalize financing in July, then complete the work in August.