



THE NEW TOWN AT ST. CHARLES® GENERAL ASSEMBLY  
**Town Hall Meeting Agenda (MINUTES ON FOLLOWING PAGES)**  
September 18<sup>th</sup>, 2018 • 7:00pm-8:30pm

**1. Introductions- Roll Call**

- Community Manager: Eric See-Leynes
- Founder Representative: Jeff Haynes
- Theatre District: Mark Collins, Larry Keeling
- 2018 Elections (Beach, Island, South Lake, Gateway)
  - Beach District: Neal Evans, Allen Schriener
  - Island District: Zach Follmer, Mike Galba
  - South Lake District: Ken Kapper, Buddy Hardin
  - Gateway District Election

**2. Guest Speaker- St. Charles Police Department**

**3. YTD Financial Overview**

**4. Community Maintenance Updates**

- ✓ Town Hall Painting
- ✓ Mailroom Camera Installation
- ✓ South Lake Seawall Repair
- ✓ Bocce Ball Court Maintenance
- ✓ Fountains Repaired
- ✓ Lake Signage Maintenance
- ✓ Tree Trimming
- ✓ Utility Fence Installation (BD)
- ✓ Amphitheater Trellis Repairs
- ✓ Civic Green Park Rock Maintenance
- ✓ CG Park Water Feature Motor Replacement
- ✓ Well Connection and Repairs
- ✓ Amphitheater Trellis Repairs
- ✓ Power Washing
- ✓ Pool Furniture and Repairs
- ✓ Stain Stages & Playground Repairs
  - Bench Maintenance- Aug/Sept
  - Bridge Bike Lane Surfacing- Fall
  - Gravel & Rock Maintenance- Sept
  - Seeding and Aeration- Sept/Oct
  - Civic Green Playground Resurfacing- Oct
  - Tree and Bush Planting- October
  - Fall Cleanup- October
  - Concrete Repairs (Commercial) -Oct/Nov
  - NTGA Leaf Pickup Service -Oct/Nov

**5. Community Updates**

- Kiosk Updates
- Beach & Playground Installation
- ARC Request Process
- 2018 Security Provider
- 2018 Pool Maintenance
- Gateway Lake Update

**6. Upcoming Events- 2018 Event Calendar is available at [www.ntga.net](http://www.ntga.net)**

- *Concerts:* BBQ & Blues Festival (September 22<sup>nd</sup>), St. Charles Symphony (September 23<sup>rd</sup>)
- *Events:* 3<sup>rd</sup> Annual NT Fishing Tournament (October 6<sup>th</sup>), Chili Cook-Off (October 21<sup>st</sup>)
- NT Art and Wine Stroll: October 6<sup>th</sup> > 3pm-7pm (tickets sold at Dwell in Design, Bridge & Marsalas)
- Black and White Art Gallery Show & Reception: October 6<sup>th</sup> > 7pm-11pm at Town Hall
- MO Cowbell Run: October 7<sup>th</sup> > **Note:** Commute may be impacted by street closures
- Halloween Spooktacular Parade: October 27<sup>th</sup> > Parade route to be posted prior to event
- Christmas Festivities: X-Mas Bazaar, X-Mas Party, and Tree Lighting Ceremony (December 1<sup>st</sup>)
- Christmas House Tour (December 2<sup>nd</sup>)

**7. Open Forum**

**8. Meeting Adjourn: \_\_\_\_\_**

## 2018 Town Hall Meeting Minutes:

### 1. Introductions- Roll Call

- Community Manager: Eric See-Leynes
- Founder Representative: Jeff Haynes
- Theatre District: Mark Collins, Larry Keeling
- 2018 Elections (Beach, Island, South Lake, Gateway)- 2018 elections have concluded.
  - Beach District: Neal Evans, Allen Schriener
  - Island District: Zach Follmer, Mike Galba
  - South Lake District: Ken Kapper, Buddy Hardin
  - Gateway District Election – Gateway will have representation on the Board of Governors once the District reaches 50% buildout. It is anticipated elections will take place 1<sup>st</sup> Quarter of 2019.

### 2. Guest Speaker- St. Charles Police Department – Officer Jeff Kuykendall

- General Discussion of crime within the local area and New Town.
- SCPD is looking to increase patrol during the peak hours of 12am-4am.
- Recommended to keep vehicles locked, belongings out of view, and porch lights on to abate crime!
- Neighborhood Watch Facebook page: New Town & Charlestowne Neighborhood Watch Forum
  - Visit page to sign up for Neighborhood Watch

### 3. YTD Financial Overview

- Review of Financial Packet (Balance Sheet and Income Statement)

### 4. Community Maintenance Updates

- ✓ Town Hall Painting -recently completed. Working with a local artist for NT artwork for Town Hall.
- ✓ Mailroom Camera Installation -completed December 2017. Cameras to be reviewed for Police Reports only.
- ✓ South Lake Seawall Repair -requested repair at 2017 Town Hall. Repaired February 2018.
- ✓ Bocce Ball Court Maintenance – rehabbed bocce ball courts and benches.
- ✓ Fountains Repaired – fountain is operational after repairs (cable replaced, motor failure, drive replacement)
- ✓ Lake Signage Maintenance- new signage at Granger and Beach area. Existing signs refurbished.
- ✓ Tree Trimming – completed to all willows around South Lake canal.
- ✓ Utility Fence Installation (BD) – primary utility area enclosed with privacy fencing and stained.
- ✓ Amphitheater Trellis Repairs – wood replacement on trellises completed. Also sealed for preservation.
- ✓ Civic Green Park Rock Maintenance - water feature rehabbed to re-establish stream.
- ✓ CG Park Water Feature Motor Replacement - 4 motors replaced. New motors have screens to prevent clogging.
- ✓ Well Connection and Repairs -well connection made for Beach District lakes. New motor installed.
- ✓ Power Washing -amphitheater, commercial areas, and Obelisk have been power-washed.
- ✓ Pool Repairs- warranty Resurfacing, Robot Vac, Controller Replacements, Chlorine Feeders, Trash Cans, Showers
  - New Pool Furniture – Shire Lane and Blue Agave
  - Baby Pool Maintenance: resurfacing, Baby Pool Motor Replacement
  - Blue Agave: card reader replacement, Agave plants replaced with Palms.
- ✓ Stain Stages & Playground Repairs- recently completed, includes E. Greensmith, Triangle Park, and Stowe Landing.
- Bench Maintenance- Aug/Sept- ongoing maintenance. Remaining benches and flag pole to be stained.
- Bridge Bike Lane Surfacing- Fall –City of St. Charles to install bike surfacing on open grate bridges.
- Gravel & Rock Maintenance- Sept- new rock to be laid along street edge to re-establish gravel rock bailout lanes.
- Seeding and Aeration- Sept/Oct: bare areas to be seeded and aerated to re-establish turf.
- Civic Green Playground Resurfacing- Oct – tentatively scheduled for week October 1<sup>st</sup>.
- Tree and Bush Planting- October -tree and bush replacements to be completed in October.
- Fall Cleanup- October – cleanup of leaves and grounds.
- Concrete Repairs (Commercial) -Oct/Nov- will include commercial area. Wood planks to be replaced as well.
- NTGA Leaf Pickup Service -Oct/Nov- will commence in November. Announcement to be made on website.

## 5. Community Updates

- Kiosk Updates – pleased to welcome Sweet D's Sammy Shack! Target opening January 2019.
- Beach & Playground Installation – Beach area recently completed. Lights installed, Sod was laid, trees planted, aquatic weeds sprayed and cut, trash cans and signage also added.
  - **COMING SOON:** entrance area to be planted, working to get benches to beach area.
  - **Concerns:** drainage & sand rake.
  - **REMINDER:** KEEP MOTOR VEHICLES OFF SOD AND BEACH! NO DOGS PERMITTED ON BEACH AREA!
- ARC Request Process- forms are in process of being revised. New forms should serve to assist in expediting the ARC approval process. The new package will also include examples of required items, and will identify items such as approved materials, height and spacing requirements, and design specifications. An announcement will be made on website, and new forms will be uploaded accordingly.
- 2018 Security Provider – the GA increased security personnel this year in an effort to deter nuisance and unwanted behavior in community, as well as deter crime. Additionally, they have been very helpful in controlling the amphitheater during events. That said, please be aware that the security detail is not to replace the police department. Their primary duty is to patrol and secure common areas, as well as abate criminal behavior. If a genuine crime is in progress, residents need to contact the SCPD first (dial 911)! You can then contact GCI Security, however the expectation should not be that these patrolman have the same capabilities as an officer. They are limited in their response and are also unarmed. The GA Board will continue to monitor and improve on how the staff is utilized best moving forward.
- 2018 Pool Maintenance- it has been a very difficult year for the pool maintenance. The GA implemented measures to assist in keeping pool operations in good condition, however, we had a plethora of ongoing issues throughout the year. Meetings were held, directives were given, and frequent checks were implemented. Seemingly, nothing worked for the long term. Some good weeks, some bad weeks. Overall, we are looking new pool companies for 2019. Additionally, the concession stand operation will be separated from the pool staff duties. It is anticipated the new structure will provide better attention & service to the pool operations, along with alleviating the frequent issues with staffing. Likewise, there will be more food options available to residents!
- Gateway Lake Update – In summary, the Gateway Lake is experiencing a global failure of the boulder wall. The lake is deemed to be owned by Gateway Commercial, LLC. The City of St. Charles has engaged in a lawsuit to make corrective repairs. A trial has been scheduled for November 6<sup>th</sup>. Taking that into consideration, a meeting has been scheduled with the City, Developer, Founder, and General Assembly to come to an agreement regarding repairs to the wall in its entirety. There is a window of which repairs can be made this upcoming Fall/Winter and all parties want to take full advantage of working conditions so that the wall can be repaired by Spring 2019.

## 6. Upcoming Events- 2018 Event Calendar is available at [www.ntga.net](http://www.ntga.net)

- *Concerts:* BBQ & Blues Festival (September 22<sup>nd</sup>), St. Charles Symphony (September 23<sup>rd</sup>)
- *Events:* 3<sup>rd</sup> Annual NT Fishing Tournament (October 6<sup>th</sup>), Chili Cook-Off (October 21<sup>st</sup>)
- NT Art and Wine Stroll: October 6<sup>th</sup> > 3pm-7pm (tickets sold at Dwell in Design, Bridge & Marsalas)
- Black and White Art Gallery Show & Reception: October 6<sup>th</sup> > 7pm-11pm at Town Hall
- MO Cowbell Run: October 7<sup>th</sup> > **Note:** Commute may be impacted by street closures
- Halloween Spooktacular Parade: October 27<sup>th</sup> > Parade route to be posted prior to event
- Christmas Festivities: X-Mas Bazaar, X-Mas Party, and Tree Lighting Ceremony (December 1<sup>st</sup>)
- Christmas House Tour (December 2<sup>nd</sup>)
- **COMMUNITY REMINDERS: FAQ SHEET, NOTE: FACEBOOK IS NOT MONITORED BY THE GA. PLEASE CONTACT THE GA WITH ANY CONCERNS OR ISSUES. PICK-UP AFTER PETS. & PAY ATTENTION WHILE COMMUTING NT STREETS**

## 7. Open Forum

## 8. Meeting Adjourn: \_\_\_\_\_