

# Crossroads Special Business District Advisory Commission

## MEETING MINUTES

### APPROVED

MEETING DATE: Thursday, August 8, 2019  
LOCATION: City Hall  
CALLED TO ORDER: 8:10 AM  
MEETING ADJOURNED: 8:35 AM  
NEXT MEETING: Thursday, September 12, 2019

NAME	PRESENT	ABSENT
Bob Springer, Chair		X
Heidi Butts-Wiegand	X	
Christi Johanningmeyer	X	
Joshua Tonnies	X	
Kelly Ruesing	X	
Alison Kinderfather		X
Vacancy		
David Franklin, Council Liaison	X	
Mara Perry, Staff Liaison	X	

Also in attendance:  
Detective Fred Bell – WGPS Community Resource Officer  
Fran Sudekum – Administrative Support

### APPROVAL OF MINUTES

Motion to approve the June minutes was made by Kelly Ruesing, seconded by Christi Johanningmeyer and unanimously approved.

### STREETSCAPE OPTIONS

Discussions continued on possible options to move forward with a reduced streetscape project since the District was not awarded the federal STP grant. The District's allocation for the project of approximately \$120,000 remains in the City budget and could be used for a reduced version. A reduced streetscape project could potentially include four bumpouts, landscaping, and re-striping.

Changes in St. Louis County government due to the "Stenger Effect" are slowing down the flow of information; we should have a better handle on who we are working with going forward by the next meeting. One of the items that needs to be pinned down is getting the easement agreement in place to maintain the new bumpouts and sidewalks on any future projects as well as ensure St. Louis County would still handle and pay for the lane re-striping.

Mara Perry handed out the cost estimate breakdown from the STP grant application to facilitate the discussion; reduced versions of items 2 (bumpouts), 3 (curbs), and 4 (ADA ramps) could be part of a reduced project, while items 5 (entrances/driveway approaches), 6 (lighting), and 8 (signage) would be removed, and item 7 (restoration) reduced. Landscaping, art, and street furniture could be added. Cochran's engineering figure would also be reduced.

Commission members were firm in their desire to move forward with what can be accomplished now and want also want to look at a possible phase approach to completing the whole project over time. Mara will request new engineering figures from Cochran to do just the bumpouts for a scaled-down version of the project now and another set of figures to engineer/survey the whole project using a phased approach over time.

## **4TH OF JULY**

- Heidi Butts-Wiegand noted she did not receive a proof this year for the WK Times ad prior to its publication and the dates in the ad were wrong; Mara did not receive a proof either.

## **NEW BUSINESS**

- Employees working late at night on the south side of the District and don't want to walk to their cars parked in the Alma Parking Lot on the north side of the district, were reminded they have the option to move their cars from the Alma Lot to the closer South Lot after 5PM when parking restrictions are no longer in force and therefore can avoid a parking ticket.

## **CITY UPDATE**

- Construction on the new medical offices in the former location of Sara Care and EverLove DayClub in Crossroads is almost finished.
- No updates on a new tenant for the former Porter Paints location in Crossroads.
- The façade work on Nehring Design's newly acquired building in Crossroads is finished.
- Regions Bank construction should be starting soon in Old Webster.
- Story Seven is open in Old Webster.
- Le Macaron is hoping to open in time for the Jazz Fest in Old Webster.
- Rolling Ridge's re-designed project may be resubmitted in the next couple of months.
- Guerrilla Street Food in Old Orchard hopes to be open soon.
- The new CBD oil retail shop is open in Old Orchard in the former Naked Boot and Shoe location.
- A CPU permit application is expected for a medical marijuana facility in Old Orchard.
- Hixson Middle School's \$15M construction project should be coming in soon.
- Construction on the new Elle at Lockwood apartments has started.
- Text code amendments to the Home-Occupation Business ordinance has been approved.
- Historical Preservation code amendment has been approved to make the demolition of homes more stringent; addressing a 92-year-old home, mid-century modern.
- Working on the tree ordinance, parking codes/dimensions, dog kennels in districts, and dog kennels Airbnb's.

## **NEXT MEETING**

The next meeting will be held on Thursday, September 12, 2019 at 8:00 AM – City Hall.

# APPENDIX A

## Project Cost Estimate - STP Grant Application

Application Due - February, 2019

### Crossroads Special Business District

#### City of Webster Groves - Big Bend Blvd. Sidewalk Improvements

No.	Description	Unit	Quantity	Unit Cost	Cost
1	Removal of Improvements	LS	1	25,000.00	\$25,000.00
2	Concrete Sidewalk and Bumpouts	SF	15,240	8.00	\$121,920.00
3	Vertical Concrete Curbs	LF	2,160	25.00	\$54,000.00
4	ADA Compliant Ramps	SF	312	15.00	\$4,680.00
5	Entrances/Driveway Approaches	SF	3,150	8.00	\$25,200.00
6	Pedestrian Scale Lighting	EA	9	8,000.00	\$72,000.00
7	Restoration	LS	1	15,000.00	\$15,000.00
8	"Bicycle May Use Full Lane" Signs	EA	2	250.00	\$500.00
9	Construction Mobilization	LS	1	25,000.00	\$25,000.00
10	Construction Traffic Control	LS	1	15,000.00	\$15,000.00
<b>Project Notes:</b>			Construction Sub-Total		\$358,300
1. Project length equals approx. 0.21 miles			15% Contingency		\$53,745
2. S. Elm Avenue to RR ROW, does not include work on RR ROW			<b>Project Total =</b>		<b>\$412,045</b>
3. Construction Inspection by City Forces			<b>Federal Share @ 80% =</b>		<b>\$329,636</b>
4. Overhead Utility relocation not included			<b>Local Share @ 20% =</b>		<b>\$82,409</b>
<b>EWGCC Application Fee (1/2% of Federal Funds Requested) =</b>					\$1,648
<b>Cochran STP Application Fee</b>					\$500
<b>Cochran Surveying/Engineering/Bidding Fee</b>					\$41,205
<b>City Expenditure (20% Share + EWG Application Fee + Design Engineering)</b>					<b>\$125,762</b>