

Crossroads Special Business District Advisory Commission
MEETING MINUTES
APPROVED

MEETING DATE: Tuesday, March 8, 2018
 LOCATION: City Hall
 CALLED TO ORDER: 8:06 AM
 MEETING ADJOURNED: 9:11 AM
 NEXT MEETING: Thursday, April 12, 2018

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

Also in attendance:

Ken Rimmel – Big Bend Railroad Club
 Dave Meintrup – Baker Resident
 Jay Hofmeister – Baker Resident
 Tom Block – Baker Resident
 Bill Mund – Kenilworth Resident
 Sue Clifford – Kenilworth Resident
 Walt Schuster – S. Gray/Baker Property Owner
 Fran Sudekum – Administrative Support

APPROVAL OF MINUTES

Motion to approve the February minutes was made by Joshua Tonnies, seconded by Christi Johanningmeyer and unanimously approved.

VISITOR COMMENTS – Baker Avenue

Crossroads invited those within 185 feet of Baker Avenue between Gore and Gray Avenues to the March meeting to give input to potential changes to Baker (185 feet included all property owners on that section of Baker as well as property owners on the south side of Kenilworth parallel to Baker). The changes would include making the that section of Baker a one-way street going west and add parking along the south edge. The change to a one-way street is to improve safety and traffic concerns at the confusing Baker, Gore, Big Bend intersection. These changes are part of the overall current streetscape project the District is working on to improve traffic, parking, and safety concerns in the District. Visitors were given a brief review of the project and the proposed changes to Baker Avenue.

Visitors then gave their input as follows:

- Dave Meintrup (a resident on the affected portion of Baker Avenue) – Mr. Meintrup is ambivalent about making the street one-way, but he is concerned the additional parking will make the street too congested. He'd like to see the use of speed bumps to slow down traffic, signage that talks about limited sight distance at the intersection, and use railroad property for additional parking.

- Jay Hofmeister (a resident on the affected portion of Baker Avenue) – Mr. Hofmeister wants to be able to travel east on Baker and feels changing it to one-way westbound is an inconvenience for him and will also increase the eastbound traffic on Kenilworth when there is a train and access to Big Bend is blocked.
- Tom Block (a resident on the affected portion of Baker Avenue) – Mr. Block lives right at the confusing and dangerous intersection and yes there are a lot of accidents at that corner. It's a confusing interchange and drivers don't understand how to negotiate it. He is concerned about not being able to get out of his driveway; thinking the additional parking will make it harder than it already is.
- Bill Mund (a resident on the section of Kenilworth Avenue which runs parallel to the affected portion of Baker Avenue) – Mr. Mund is concerned the change will increase the amount of traffic on Kenilworth and possible concerns for children playing. Currently traffic "flies down" Kenilworth and the change will add to that.
- Sue Clifford (a resident on the section of Kenilworth Avenue which runs parallel to the affected portion of Baker Avenue). Ms. Clifford is concerned about increased traffic on Kenilworth and increase speed. She would however, be happy with seeing employee parking moved off of Kenilworth to the new parking spots; currently employees from the businesses at the west end of the District park all day long on Kenilworth.
- Walt Schuster (a property owner on the affected portion of Baker Avenue and the corner of S. Gray & Baker) – Mr. Schuster is concerned how the one-way will affect the existing in and out parking of patients at the business on the west end; they access the parking area from the west end of Baker currently and would have to come off of Gore from the east end and then drive thru to the west end to park. He'd like to see the street left as two-way and just put a cul-de-sac/dead end at the east end. He would also like to see the current speed limit enforced.

Many of the suggestions brought up by the visitors have already been looked at by the Commission.

- Speed bumps cannot be added to a street due to problems with snow removal and street maintenance.
- A stop sign cannot be added due to the proximity of the railroad crossing.
- The speed limit over a railroad crossing is already at 15 miles per hour.
- The City cannot use railroad property for parking and the railroad company is not interested in selling or leasing property for parking.
- St. Louis County owns Big Bend and they will continue with the one lane east and one lane west with a middle turn lane on Big Bend from Gray to over the railroad crossing; this will help slow down traffic and reduce the number of lanes at the Baker, Gore, Big Bend intersection.
- St. Louis County owns Big Bend; they are going to make changes and the District is trying to work with them. The changes in lanes they've made thus far to Big Bend have slowed traffic and reduced accidents.
- Changes to Big Bend continuing thru the District with the addition of bump outs will also help slow traffic and improve the safety and flow thru the business section.
- Bumpouts added to Big Bend in the District will create areas of additional on-street parking.
- Turning Baker into a dead-end street at the east end would require a turn around and there is not enough space to accommodate the turning radius a turnaround requires.
- There is a mix of both public and private parking within the District.

Bob Springer thanked everyone for coming and giving input. Everyone will be invited to a follow-up meeting and the invitation letter will expand the 185 feet to include both sides of Kenilworth. Mara Perry is pursuing accident reports and traffic counts for future discussions. Traffic counts performed on Baker from Gray to Rockhill for another project not associated with this one, reflected lower than expected traffic counts on that section of Baker.

VISITOR COMMENTS – Big Bend Rail Road Club

The eastern end of their new “safety” fencing has been damaged by persons unknown, possibly by a vehicle, and will have to be fixed.

BUDGET DISCUSSION

Commission Members reviewed final proposed fiscal year 2019 budget (See Appendix A).

Categories that changed from the 2018 budget were:

- Category #850 Parking Lot Lights – was lowered to \$500
- Category #830 Advertising – was increased to \$3,500 to accommodate possible radio advertising
- Category 971 Operating Transfer Out (Parks salaries & materials) – was increased to \$20,825

MOTION: A motion was made by Heidi Butts-Wiegand and seconded by Kelly Ruesing to approve the revised draft 2019 budget.

63119RADIO ADVERTISING

Joshua Tonnie contacted Ellie Wharton, General Manager of KWRH-LP 63119 Radio Station. Ms. Wharton will work with the District and put together the two-minute radio snippets in any way Commission Members decide. Heidi suggested we start with \$500 that’s in the budget to get things moving and then see how it goes. Members all agreed and felt it would be good exposure for the District.

FAÇADE IMPROVEMENT PROGRAM

Digital Strike would like to submit their recent work on their new building to the District’s Façade Improvement Program. Normally, a plan is submitted and reviewed by the ARB, but the recent work did not include a major façade renovation; nothing that required going to ARB. Mara shared a list of the items they’d like to submit (see Appendix B). Some of the items are eligible for the program and some are not. Commission members felt those items that are eligible should be included.

CITY UPDATE

- Naked Shoe and Boot in Old Orchard has opened.
- Landscape Equipment Company on Watson is open.
- New salon in Old Webster, Sole Lounge Day Spa is open.
- New restaurant in Old Webster, The Clover and the Bee is open.
- The Ridge House Apartments (YMCA location) site plans are at the ARB. Lawsuit is still pending; nothing to report at this time.
- Expecting a new proposal for the former Gerber Chapel location next month.
- Changes to updates of commercial use language continues.
- Changes to the sign code for two-story businesses in the special business districts goes before City Council.

NEXT MEETING

The next meeting will be held on Thursday, April 12, 2018 at 8:00 AM – City Hall.

ADJOURNED

Meeting adjourned at 9:11 AM.

APPENDIX A

Crossroads Account Name	Budget FY 2019	Expenses to Date	Balance to Date	Budget FY 2018	Budget FY 2017	Budget FY 2016	Budget FY 2015	Budget FY 2014	Budget FY 2013	Budget FY 2012	Budget FY 2011	Budget FY 2010	REVENUE HISTORY
602 Part Time Salary											\$5,500.00	\$5,500.00	2018
609 Workers Comp											\$250.00	\$250.00	2017
696 F.I.C.A.											\$425.00	\$425.00	2016
702 Office Supplies	\$50	\$0.00	\$50.00	0%	\$50	\$50	\$50	\$150	\$150	\$150	\$150	\$150	2015
730 Operational Equipment	\$500	\$0.00	\$500.00	0%	\$500	\$500	\$500	\$1,000	\$2,000	\$10,000	\$8,500	\$8,500	2014
751 Area Maintenance Materials	\$1,000	\$0.00	\$1,000.00	0%	\$1,000	\$1,000	\$1,000	\$1,000	\$2,000	\$10,000	\$10,000	\$10,000	2013
803 Professional Services	\$1,500	\$0.00	\$1,500.00	0%	\$1,500	\$6,500	\$10,000	\$1,500	\$1,500	\$1,300	\$6,000	\$6,000	2012
810 Disposal Services	\$700	\$0.00	\$700.00	0%	\$700	\$1,140	\$250						2011
827 Water & Sewer	\$0	\$0.00	\$0.00	0%	\$0	\$0	\$0	\$0	\$250	\$250	\$250	\$250	2010
830 Advertising	\$3,500	\$0.00	\$3,500.00	0%	\$3,000	\$2,000	\$1,500	\$1,500	\$1,000	\$1,750	\$1,750	\$1,750	2009
831 Postage	\$0	\$0.00	\$0.00	0%	\$0	\$0	\$0	\$0	\$50	\$50	\$50	\$50	2008
850 Parking Lot Lighting	\$500	\$0.00	\$500.00	0%	\$900	\$900	\$900	\$1,100	\$1,200	\$1,100	\$700	\$1,000	
909 Area Improvements	\$2,000	\$0.00	\$2,000.00	0%	\$2,000	\$2,000	\$1,750	\$2,000	\$1,000	\$5,000			
960 Façade Beautification	\$2,000	\$0.00	\$2,000.00	0%	\$2,000	\$2,000	\$2,000	\$10,000	\$2,000	\$5,000	\$10,000	\$10,000	
971 Transfer Out Streetscape	\$20,000												
Operating Transfer Out (Parks salaries & Materials)	\$20,825	\$0.00	\$20,825.00	0%	\$20,380	\$17,875	\$17,875	\$17,500	\$17,500	\$12,240	\$12,000	\$0	\$0
Summary Totals	52,575.00	\$0.00	\$32,575.00		32,010.00	33,965.00	35,825.00	35,650.00	28,400.00	46,290.00	45,100.00	43,575.00	43,925.00

Beginning Balance \$58,763.45 \$0.00 Expenses to Date
 Projected Revenue \$24,500.00 \$9,982.85 Revenue to Date
 Projected Fund Balance \$30,688.45 \$68,746.30 Current Fund Balance

2019 DRAFT 15 5 53

Social Media	\$1,000	
BDC Holiday Package	\$1,000	
Hawkin House Series	\$500	
Ad for 4th of July	\$259	\$2,759.00

Engineering Design Fee	\$33,400	Offer \$\$ to match City Council funds - \$20,000
Façade Beautification	\$2,000	

APPENDIX B

8787 Big Bend

Thank you. Here is where the improvements will ultimately be:

- Newly painted (building, doors, etc.)
- New glass in towers (with back lighting)
- Some new front windows
- Flags (4) on façade
- Gas lamps (4) on façade
- The driveway will be removed and replaced with stamped concrete to look like cobblestone (instead of the unappealing and broken asphalt that exists today)
- Gardens will be placed in front and on East side of the office (all new landscaping)
- Ornamental fencing will be added