

Old Webster Special Business District Advisory Commission

MEETING MINUTES

APPROVED

MEETING DATE: Tuesday March 23, 2021
 LOCATION: City Hall
 CALLED TO ORDER: 8:00 AM
 MEETING ADJOURNED: 8:35 AM
 NEXT MEETING: Tuesday, April 27, 2021

NAME	PRESENT	ABSENT
Ron Clipp, Chair	X	
Joe Rath	X	
Mark Hinkle		X
Tim Delanty	X	
Micki Hansel		X
Gary Schoenberger	X	
Margaret Stevens	X	
Bill Newhouse	X	
Stacie Swederska		X
David Franklin, Council Liaison	X	
Mara Perry, City Liaison	X	

Also, in attendance:
 Fran Sudekum – Administrative Support

Approval of Minutes

Motion to approve the February minutes was made by Joe Rath, seconded by Gary Schoenberger, and unanimously approved.

Budget

Commission Members reviewed and discussed an updated draft 2022 budget sheet (see Appendix A). Compared to 2021’s budget, the 2022 draft reflects:

- An increase of \$220 in the Disposal Category to reflect an increase in costs going forward.
- A decrease of \$200 in the Street Lights Category to reflect a decrease in costs.
- An amount of \$4,330 to replace 4 broken trash cans would come out of the Operational Equipment Category which would leave enough funds to cover such things as replacing a bench. Note: Once replaced, the old broken trash cans could possibly be repaired by the Public Works Department and could then be used as back up or put in secondary locations.
- Items broken down separately that come out of the Advertising Category remains unchanged from last year except to bump up the Jazz Fest designation by an increase of \$1,500.
- Operating Transfer Out Category was bumped up to reflect a cost-of-living increase.
- NOTE: The three landscaping projects approved by the Commission last month would not require funding from the District budget as the Public Works Department will cover the concrete work required, new trees will be funded by the City Tree Fund, and perennials will come from splitting existing perennials in other areas.
 1. Replant the existing landscaping island between Straub’s and Robust.

2. Create a new landscaping bed in the area in front of the parking lot next to Dewey's Pizza;
3. Create a planting bed, move tree wells, and plant new trees in the sidewalk area in front of Straub's

MOTION: Joe Rath made a motion to approve the budget as posted. Tim Delanty seconded the motion, and it was unanimously approved.

Rooftop Lighting

Mara Perry is working with Stribe Electric to determine flat cost/s amount to use going forward for the installation and maintenance costs of the Rooftop Lighting Project and should have updated information at next month's meeting.

The Rockwood Senior Living Parking Update

When the Police Department researched the on-street parking ordinance for The Rockwood's block in order to change it from two hours to three hours, it was discovered there is actually no parking time restriction ordinance in place on that one block. Since all the signs on the decorative poles do show parking time restrictions; it was assumed parking restrictions were on all blocks. It was decided to take the signs off the decorative poles on just that particular block. Mara will confirm the ordinance is for the entire block and not just the four spaces directly in front of The Rockwood.

2023 Budget Item

Some of the Decorative Old Webster parking signs need to be replaced and the decorative signs on the stoplights need to be replaced with larger signs; costs should therefore be put in the 2023 District budget.

City Update

- Le Macaron in Old Webster hopes to open sometime in April.
- DD Mau in Old Webster has their permits and are working on their interior work.
- Union Bagel in Crossroads has all of their permits for construction.
- WingStop is going in at Yorkshire Plaza.
- A new sushi restaurant is going in at Yorkshire Place.
- Lona's Lil Eats in Old Orchard is on hold. They had wanted to do a drive-thru as part of their construction and had applied for a Conditional Use Permit. St. Louis County owns Big Bend and is requiring them to do a traffic study (the cost of which would be borne by Lona's) and has placed some additional restrictions on the project.
- Total Access Urgent Care at Laclede Station Road and Big Bend currently has building permits under review.
- Fire Station #2 has all their permits and have started their first phase. They have demolished the two homes on either side and will start phased construction; the living quarters will be completed first.
- The addition at Hixson Middle School is progressing. They will do a full storm section as part of the project.
- The Webster Groves School District is also doing projects at their various schools for safety and security and ADA accessibility.
- Plan Commission has finished work on some residential code amendment changes that will move forward to City Council for public hearings.

- Plan Commission will open hearings up on code amendment changes to the multi-family codes in C and D Commercial Districts as an allowed use without having to go thru the CUP process as long as they meet a serious of development restrictions. Once the public hearings are concluded at the Plan Commission it will move forward to City Council for public hearings. Information will be sent out to Commission members.
- Prop #1 Use Tax information is available on the City's website; two videos have been added.
- City Council will start working on their budget; hearings will be in June; new budget year starts on July1.
- N. Old Webster Proposed Redevelopment information is being updated on the City's website. The next step will be public hearings at the Plan Commission.

Next Meeting

Tuesday, April 27, 2021 at 8:00 AM via Zoom.

Old Webster Account Name	Budget FY 2022	Expenses to Date	Balance to Date		Budget FY 2021	Budget FY 2020	Budget FY 2019	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
602 Part Time																	2020 \$103,217.99
609 Workman's Comp																	2019 \$93,258.62
696 F.I.C.A.																	2018 \$93,012.53
701 Miscellaneous	\$100	\$0.00	\$100.00		\$100	\$100	\$4,500	\$4,500	\$4,500	\$500	\$500	\$0	\$0	\$0	\$0	\$0	2017 \$83,333.15
702 Office Supplies												\$350.00	\$350	\$350	\$350	\$350	2016 \$77,182.87
711 Hardware & Hand Tools												\$300.00	\$300	\$300	\$300	\$200	2015 \$79,840.81
721 Plants													\$5,300				2014 \$72,696.56
730 Operational Equipment	\$9,000.00	\$0.00	\$9,000.00	0.0%	\$13,280.00	\$13,280.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500	\$7,000	\$3,000	\$12,500	2013 \$66,695.59
751 Area Maintenance Materials													\$3,300	\$4,500	\$4,000	\$4,000	2012 \$68,964.29
803 Professional Services	\$5,150.00	\$0.00	\$5,150.00	0.0%	\$5,150.00	\$5,150.00	\$5,150.00	\$5,150.00	\$5,150.00	\$5,150.00	\$5,150.00	\$5,150.00	\$3,500	\$3,400	\$3,298	\$6,000	2011 \$63,678.29
810 Disposal Services	\$1,600.00	\$0.00	\$1,600.00	0.0%	\$1,380.00	\$1,380.00	\$1,380.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,000.00	\$1,000.00	\$900	\$900			2010 \$61,049.44
814 Parking Lot rental (S. Gore)	\$12,870.00	\$0.00	\$12,870.00	0.0%	\$12,870.00	\$12,870.00	\$12,360.00	\$12,360.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$11,690	\$11,970	\$11,400	\$10,857	2009 \$65,377.87
823 Street Lights	\$1,400.00	\$0.00	\$1,400.00	0.0%	\$1,600.00	\$1,600.00	\$1,600.00	\$1,800.00	\$1,800.00	\$1,300.00	\$1,500.00	\$2,500.00	\$2,970	\$2,884	\$2,800	\$2,718	2008 \$69,997.81
826 Communication															\$250	\$250	2007 \$58,710.66
829 Printing													\$0	\$0	\$0	\$0	2006 \$56,129.99
830 Advertising	\$25,500.00	\$0.00	\$25,500.00	0.0%	\$24,000.00	\$24,000.00	\$24,000.00	\$24,000.00	\$20,500.00	\$20,500.00	\$18,500.00	\$19,000.00	\$25,000	\$25,000	\$30,250	\$22,100	2005 \$50,734.82
831 Postage													\$0	\$0	\$0	\$0	
851 Area Contract Maintenance															\$0	\$0	
900 Street Light Replacement LED										\$6,438.00	\$6,438.00	\$6,438.00	\$7,000	\$19,645	\$0	\$0	
901 Operational Equipment															\$0	\$0	
908 Contract Construction															\$0	\$0	
971 Operating Transfer out (plants)	\$12,600.00	\$0.00	\$12,600.00	0.0%	\$12,600.00	\$12,600.00	\$12,600.00	\$12,600.00	\$10,600.00	\$8,600.00	\$8,600.00	\$8,600.00	\$8,600.00	\$8,600.00	\$8,600.00	\$8,600.00	
971 Operating Transfer out	\$28,348.00	\$0.00	\$28,348.00	0.0%	\$27,523.23	\$26,721.57	\$25,380.00	\$24,640.00	\$20,640.00	\$20,640.00	\$20,040.00	\$20,040.00	\$20,040.00	\$20,040.00	\$20,040.00	\$20,040.00	
Summary Totals	\$96,568.00	\$0.00	\$96,568.00	0.0%	\$88,503.23	\$97,701.57	\$91,470.00	\$90,750.00	\$80,890.00	\$80,828.00	\$78,228.00	\$79,878.00	\$84,850.00	75,949.00	65,293.00	68,135.00	

Beginning Balance \$120,682.48
 Projected Revenue \$84,000.00
 Projected Fund Balance \$108,114.48

Expenses to Date
 Revenue to Date
 Current Fund Balance

2022 12 5 50 Old WEBSTER DRAFT

BDC Holiday Package \$4,500
 Social Media \$3,500
 WKT Advertising \$3,300
 Open House \$5,000
 Street Dance \$3,400
 Jazz Festival \$4,500
 Other Advertising \$1,300

\$25,500.00
 \$4,330 - 2013 numbers for 4 cans with freight

Financial Institutions
 2020 \$17,246.16
 2019 \$4,746.78
 2018 \$6,720.68
 2017 \$10,135.18
 2016 \$459.93
 2015 \$0.00
 2014 \$747.48