

**Old Webster Special Business District Advisory Commission  
MEETING MINUTES  
APPROVED**

MEETING DATE: Tuesday, May 22, 2018  
 LOCATION: City Hall  
 CALLED TO ORDER: 8:09 AM  
 MEETING ADJOURNED: 8:47 AM  
 NEXT MEETING: Tuesday, June 26, 2018

NAME	PRESENT	ABSENT
Ron Clipp, Chair	X	
Joe Rath	X	
Stacie Swederska		X
Mark Hinkle	X	
Tim Delanty	X	
Micki Hansel	X	
Scott Kemper		X
Gary Schoenberger		X
Vacancy		
Pam Bliss, Council Liaison	X	
Mara Perry, City Liaison	X	

Also, in attendance:  
 Fran Sudekum – Administrative Support

**APPROVAL OF MINUTES**

Motion to approve April minutes was made by Tim Delanty, seconded by Joe Rath, and unanimously approved.

**NEW COUNCIL LIASION**

Introduction of new City Council Liaison, Pam Bliss.

**ROOFTOP LIGHTING UPDATE**

- Mara Perry has been working with Stribe Electric to move forward installing rooftop lighting with the next two buildings previously identified; Stribe will also be doing bulb replacement on existing rooftop stands as work progresses.
- Currently the light bulbs and wiring are on sale; Mara will go ahead and purchase ahead to supply the continuing project.
- Ron has not yet been successful to catch Robert Peters in to acquire his signoff on the agreement paperwork for his locations at 49 and 51 N. Gore. Robert had verbally agreed in the past and a signed permission is needed now in order to move forward on his building.

**PARKING UPDATE**

- **Moody Lot** – Mara has met with the Webster Groves Presbyterian Church representative and has left them with draft lease text (see Appendix A) along with costs to repair, restripe, future restriping, and snow removal as part of the continuing negotiations to lease some spaces on their Moody lot.
  - The City proposes to repair and maintain the entire lot; mill, overlay and restriping would cost approximately \$15,575; work to be performed by the Public Works Department and funding would come out of the City’s general fund.
  - At some point in three years to restripe the lot for approximately \$875.
  - Snow removal would also be included.

- The lease would include language that allows the Church to use all of the spaces if such a need arises for a designated number of times a year with 48-hour notice.
- There are 42 parking spaces in the Church's Moody Lot, the District is hoping to lease at least 30 of those spaces to use for employee parking.
- We are now waiting for their board to discuss.
- **15-Minutes Parking Spots** – The Police Department says the Traffic Advisory Commission does not need to handle this item. The Police do however, want to confirm the Commission Members understand that additional resources to monitor the time-limit of the new short-term spots will not be added to the existing parking monitoring in the District. Commission Members acknowledge this and suggest good, clear signage will be helpful. Adding these spots to the District will move forward and signs will be installed at each of the locations:
  1. West side of South Gore, near The Clover and the Bee.
  2. West side of North Gore near The Initial Design.
  3. South side of West Moody near My Shabby Cottage.
  4. South side of East Lockwood near Dewey's Pizza.
  5. South side of West Lockwood near Half and Half.

### **OLD BUSINESS**

- **District Banners** – Tim Delanty will have a summer design to present at the next meeting.
  - Public Works handles putting up/taking down the seasonal banners in the District; a standing work order on their calendar to change out the.

### **NEW BUSINESS**

- **63119 Radio Snippets** – The follow up to the project. The radio station is overwhelmed with all three business districts wanting to use the program along with doing the Hawken's House Concert Series and the Old Orchard Gazebo Series. It's in the budget to move forward. Will continue to follow up with the station.
- **Pedestrian Signs** – Many of the businesses listed on the signs are no longer in the District and need to be removed. Mara will contact Public Works and ask them to remove the old businesses.

### **CITY UPDATE**

- The rezoning request for apartments and retail space at the former Gerber Chapel location has passed the Planning Commission and is moving forward to City Council. There is concern the proposal for 53 rental two-bedroom apartments along with commercial retail space and 60 parking spaces in its garage is not enough allotted parking to handle all its residents, their potential guests, and employees of the retail space. City staff had recommended the number of units be reduced to 44 if only 60 parking spaces were included in the project. The development proposal is a great fit for the District, however there are concerns the mix of parking to units, etc. will have an adverse effect on the existing businesses and their customers. A lower number of units would better sustain the project and alleviate the concerns. Anyone wishing to express concerns over the ratio of the number of parking spaces to apartment units/employees/apartment guests is encouraged to attend the City Council meeting on June 5th and share those concerns or send an email message to the City Council.
- Delve DIY in Old Webster is moving to a location in St. Louis County. The building owner already has a new tenant lined up for that location.
- Two new tenants are moving into the former SanSai location in Old Webster, a pizza place and a gelato place; a walk-up window will be added to the location to handle the gelato space.
- The Frisco Barroom in Old Orchard hopes to open soon.
- Work on updates in usage language in the commercial code continue.

- A small rezoning request is before the Planning Commission from the Shining Rivers School so they can move their location on Lockwood next to their location on Bell in North Webster. They are purchasing additional property on Bell and the rezoning would allow a school to be held in the existing structures.
- The Brewery/Pub House development at the former Auto Beauty location have partnered with a different brewery. Construction budgets are currently being finalized.
- Currently waiting on permits to come in from McDonald's in Old Orchard to completely redo the interior of the restaurant.
- May have some movement on a new tenant on the former Stratton's location in Old Orchard.
- Nothing new on the former Milagro space in Old Webster.
- Nothing new on the former Stratton's location in Old Orchard.

**ADJOURNED**

Meeting adjourned at 8:47 AM.

**NEXT MEETING**

The next meeting will be held at City Hall on Tuesday, June 26, 2018 from 8:00 AM.

## APPENDIX A

### DRAFT LEASE TEXT

To have and hold same subject to the conditions herein contained, and for the purpose of a municipal parking lot containing \_\_\_\_\_( ) parking spaces for and during the term of \_\_\_\_\_( ) years, commencing on the first day of \_\_\_\_\_ 2018, and ending on the thirty-first day of \_\_\_\_\_ 20\_\_.

This Lease is not assignable, nor shall the premises or any part thereof be sublet, used or permitted to be used for any purpose, other than above set forth, without the written consent of the Lessor endorsed hereon. A breach of this or any other substantial provision of this Lease by either Lessor or Lessee shall give to the other party the right to cancel this Lease at the option of the offended party.

Lessee agrees to maintain, during the term of the Lease, liability insurance insuring against liability for injury to or death of a person or persons or damage to property arising from the use and occupancy of the Premises by Lessee, and such policy of insurance shall name Lessor as an additional insured, with coverage up to and only to the extent of any liability of the City of Webster Groves under the provisions of RSMO Sections 537.600 to 537.650.

The Lessee further agrees that once during the term of this lease, that it will at its own expense repair and perform maintenance on the parking lot asphalt surface. This will

at minimum include: (1) Properly applying hot rubberized material to single line cracks over 1/2" and less than 1" wide; (2) Cutting out and removing loose, broken asphalt, and along with depressed areas, cleaning, priming with liquid asphalt, and paving hot asphalt to level surface; (3) Clean and seal entire surface area with sand-filled coal-tar emulsion; (4) Restripe it, such work to be coordinated with Lessor to avoid special church events. Breach of this condition, forcing Lessor to accept this burden, will cause the Lessee to reimburse Lessor for expenses incurred for such repair and maintenance. Any other improvement of the property shall be subject to the approval of the Facility and Finance Ministry of Lessor, but such approval shall not be unreasonably withheld, and Lessee shall not be bound to improve the property in any manner substantially different than municipal parking lots presently owned or controlled by Lessee.

In connection with such plan for improvement Lessee agrees to comply with the requirements of the St. Louis Metropolitan Sewer District, relating to storm water drainage. Lessee shall, at its expense, maintain the premises in the same condition as Lessee's other municipal parking lots, including snow removal, but excluding grass cutting, which is the responsibility of the Lessor. Lessee agrees that, at the termination of this Lease, it shall return the demised premises to Lessor in at least as good as condition as the demised premises were at the commencement of this Lease.

Lessee agrees that Lessor may designate and utilize \_\_\_\_\_ ( ) spaces, numerically separate from Lessee's \_\_\_\_\_ ( ) spaces, on the southern portion of the parking lot for parking by Lessor's members, employees, and visitors, and for \_\_\_\_\_, and for possible relocation of trash and recycling containers and

enclosure; provided, however, that Lessee shall have no obligation to enforce this restriction.

It is understood by Lessee that on occasion Lessor may have need for all of the parking spaces on the premises herein, and, therefore, Lessee agrees, upon forty-eight (48) hours' notice to Lessee, by Lessor, to permit Lessor, its guests and visitors to use all of the spaces on those occasions, provided that such occasions shall not exceed \_\_\_\_\_ ( ) times per year. Lessor, its members, guests, and other users authorized by Lessor shall have first priority on Sunday parking, and if later deemed necessary, Lessor may erect appropriate signs to this effect, on the demised premises; provided, however, that Lessee shall have no obligation to enforce this restriction.