



Board of Aldermen - Work Session Agenda

May 4, 2021

6:00 p.m. – City Hall *Via Videoconference*****

NOTICE: *Due to the Health Officer's orders for safety, public meetings and public comment during public meetings will require modification. The City of Smithville is committed to transparent public meetings and will continue this commitment during the COVID-19 crisis. Anyone who wishes to view the meeting may do so in real time as it will be streamed live on the city's FaceBook page through FaceBook Live. Attendance in person by members of the public will not be permitted.

- 1. Call to Order**
- 2. Discussion of Proposals Regarding Use of City Property**
 - **Corner of Highway 169 and Second Creek Road**
 - **Outdoor Space at Courtyard Park**
- 3. Adjourn**



Date: 04/29/2021
Prepared By: Cynthia Wagner, City Administrator
Subject: Proposals for Use of City Property

Over the course of the last several weeks, staff has received two requests for use of city-owned property. Attached are proposals from A Meal That Counts and Shane Crees, which are also briefly outlined below. Staff will be seeking Board direction regarding how to proceed regarding these two proposals.

A Meal That Counts: Use of Property at the Corner of Highway 169 and Second Creek Road

Jamie and Brian Dodrill have requested use of the property at this location for a “pop up farmer’s market” from May to November to sell local goods and to drive traffic to downtown.

Shane Crees: Use of the Outdoor Space at Courtyard Park

Mr. Crees has proposed use of the parkland adjacent to Courtyard Park for outdoor dining space for the adjacent Humphrey’s Bar and Grill and a potential structure for the Farmer’s Market. Because the proposal uses park land (the area used as an alleyway is technically park land and not designated as an official alley or parking lot) and in the Downtown area, this proposal has been reviewed by both the Parks and Recreation Committee and the Main Street group. Both groups have indicated the proposed use is consistent with goals of the community.

The Dodrill’s and Mr. Crees will all be present on Zoom for the Board meeting to answer questions regarding the proposed uses.

Process

Because both properties are city-owned, use of the land should be consistent with city goals and desires. Determination of who uses the property should be completed through an open process of solicitation of proposals for use and the highest and best use be selected.

A determination should also be made regarding how the land could be transferred (lease, special use permit, etc); what maintenance would be required of private parties (mowing, etc. city responsibility or that of the entity using the property); insurance requirements; access issues; etc.

Staff requests direction from the Board of Aldermen relating to each proposal:

- What is the desired use for each of these properties, and does each proposal meet those use expectations (is such proposal an appropriate use)?
- Is it the desire of the Board to allow use of the property?
- If solicitation of a proposal is the desired direction, what specifications or requirements would the Board like to see included?

Given this direction and additional discussion/ review of the issues outlined in the process section above, staff would then work to provide information to the Board for further consideration and review. Staff also seeks direction from the Board regarding priority of these uses in consideration of other projects.

Cynthia Wagner

4/28/2021

City of Smithville, MO

Please review this proposal for A Meal That Counts (AMTC) non-for profit to lease the land on the corner of Second creek road and 169 Hwy – North west side of intersection.

AMTC would like to lease the land to park a trailer or an Easy up stand (not permanent and will be moved after each Sunday) on Fridays to Sunday from May 1 – November 30th. We will be selling local farm fresh produce, meat, dairy and goods from our local famers and vendors of Smithville to support the community for our cause. We will also use this location to help drive traffic to our downtown businesses.

Background - A Meal That Counts is a local non-for profit that helps feed Seniors, Homebound, Veterans and children via the Maple Elementary pantry and Warrior Closet. In order for AMTC to keep moving forward, we need to help drive more awareness in the community. Adding another location on the 169 Highway through Smithville will bring more awareness to our Community, Campers, Lake Traffic and others that pass through our community.

AMTC realizes that by leasing this land we may incur a fee for the signage and lease, but ask that you consider the cause and that we are a non-for profit to keep a fee fair for the few days a month we may use the property.

Thank you for your consideration and support!

A Meal That Counts, AMTC Market

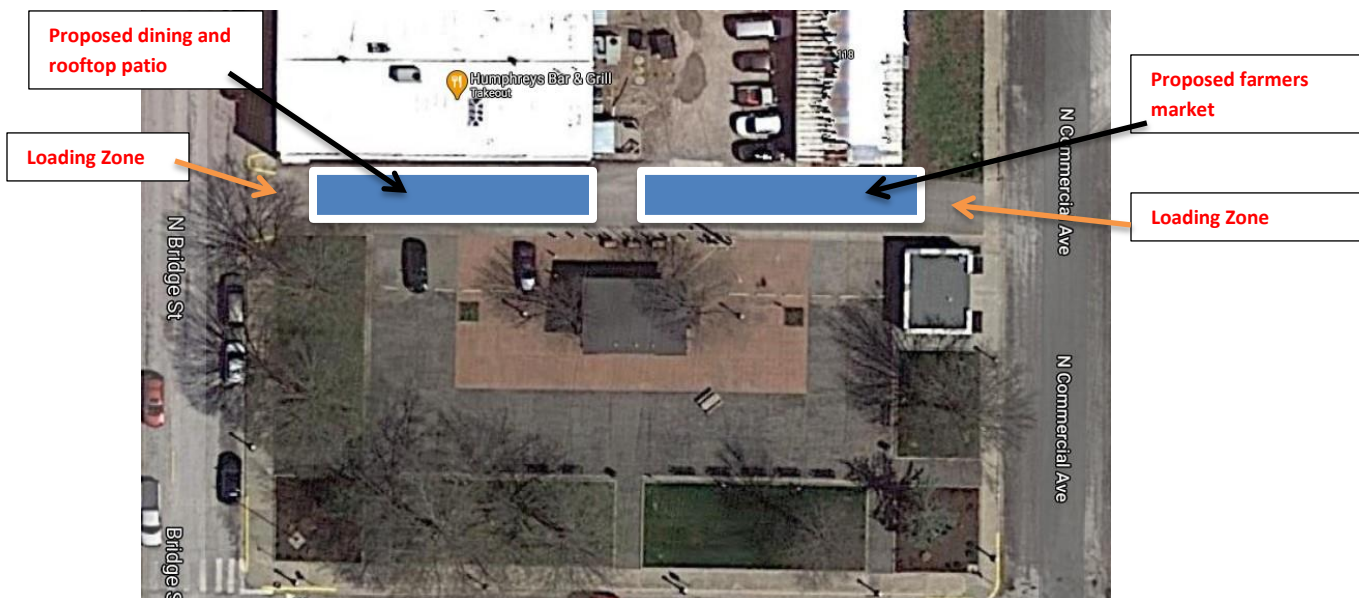
Jamie and Brian Dodrill

111 N. Bridge St./Courtyard Park Outdoor space concept

Per preliminary conversations with the Mayor, we would like to explore the opportunity of creating an outdoor, covered dining area adjacent to Humphrey's Bar and Grill. The proposed structure would be approximately 20' wide by 75' long with a covered dining area on the ground level and an upper deck dining level that would overlook the park. This would allow us to add much needed outdoor dining space. We would propose the structure be built in the existing paved "alley" area, that runs East to West on the North side of the park, adjacent to the Humphrey's building. Additionally, we have discussed building a free standing, single level structure, directly to the East of the outdoor dining structure that would be home to a local farmer's market. This structure would be very similar in size to the outdoor dining area.

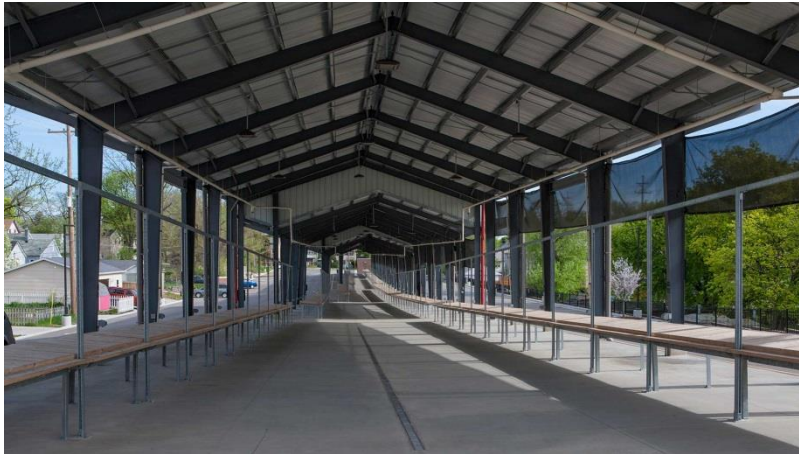
Given the current situation with the pandemic, many potential customers are still reluctant to patronize indoor dining establishments. This would allow a much needed alternative to indoor dining. Additionally, this would bring more visitors to downtown Smithville, which in turn would generate more sales tax revenue. The proposed area, in its current state, with the parking stalls on the North side of the park, also has some potential downsides. Many times when the public parks in these spaces, they come very close to hitting the building given the tight turning radius of these parking spots in relationship to the building. We feel that adding the outdoor dining area along with a farmer's market would allow this area to be better utilized in a manner that provides more benefit to residents and visitors of Smithville.

The below satellite aerial image shows the proposed location of the structures.



Below are examples of design elements and details that would be similar to the proposed structures:





In closing, we feel this is a great opportunity to create an excellent partnership that would bring a very unique and creative feature to downtown Smithville.