

**SMITHVILLE PARKS AND RECREATION COMMITTEE
REGULAR SESSION**

March 25, 2020 6:00pm
Smithville Senior Center

1. Call to Order:

Chairman Wilson called the meeting to order at 6:00pm. Members Present: Jim Pasco, Todd Fleishman, Dani Wilson, Mayor Boley, Alderman Chevalier.

Staff Present: Matthew Denton, Cynthia Wagner and Brittanie Propes.

Others Present: Shane Crees (Building Owner)

2. 111 N. Bridge St./Courtyard Park Outdoor Space Concept

Matt introduced that Staff received a proposal from the building owner of Humphrey's Bar and Grill exploring the opportunity of creating an outdoor, covered dining area adjacent to Humphrey's Bar and Grill and a free standing, single level structure, that would be home to a local farmer's market. The area proposed is owned by the City of Smithville (where Courtyard Park is located) and maintained by the Parks and Recreation Department. In order to allow the two structures to be placed in the proposed area, the City would have to enter into an agreement to allow such use. If something similar to the proposal below would be considered, these structures would eliminate parking on both sides of the stage and access through the Courtyard. Because this is publicly owned property, an agreement for such a project would be advised, with selection of a developer to complete the work anticipated through an RFP process. Staff is seeking input from the Parks and Recreation Committee to take to the Board of Aldermen regarding appropriateness of such a development. Staff will also be seeking input from the Smithville Main Street group regarding this proposal.

Please see the proposed opportunity below:

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 a 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 downfalls. 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.

Before opening it up for discussion, Matt mentioned that since the packet was sent out the proposed farmers market structure would not be donated to the City. It would fall to the City to foot the cost of the structure. Cynthia mentioned to the Committee that we are just looking for feedback to take back to the Board of Alderman.

Matt opened it up for discussion. Dani asked Shane about why he is not using his property behind this building to build the structure. Dani expressed her concern that the restaurant structure would take away important downtown parking and space that is utilized for the Farmers Market. Shane answered the question

saying, that he is not able to use the limited space behind his building for the structure due to other equipment and materials that have to remain back there. The Mayor and Matt mentioned that there is plenty of parking around Downtown that would supplement that parking spaces that would be removed if the outdoor dining area was built. Shane reassured that he would plan for loading and unloading zone to be in the arranged so there can still be access to the park. Dani asked another question on what would happen if the restaurant moved or was no longer in that location. Shane said that it would be a risk that he would have to take. Matt mentioned that these details would be detailed in a lease agreement. Todd mentioned that he likes the idea and asked about the number of spaces the outdoor area would add and if it would benefit the restaurant. Shane expressed he believes that this early design is in line with the downtown street scape and would add as an incitive to get the community downtown. Todd also asked if this area would be open for other business to use or when events are going on. Shane said that the outdoor dining structure would only be for Humphreys Bar and Grill to use. Dani expressed that she would like more time to discussed and wanted to know if this discussion would be tabled for another meeting. The Mayor and Cynthia communicated that they needed a recommendation today to bring to the board, but there will be more opportunities for the public comment through this process. Jim Pasco, Alderman Chevalier and Mayor Boley all thought this would be a great addition to the downtown.

Discussion was adjourned at 7:00 PM and we moved into the Master Plan portion of the meeting