

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

September 8, 2020

7:00 P.M.

Council Chambers

Due to the COVID-19 pandemic this meeting was held via the Zoom meeting app. City staff were at City Hall for the meeting.

Planning and Zoning Commission members attended via the Zoom meeting app. The meeting was streamed live on the city's YouTube page through YouTube Live.

Those attending the meeting: Deb Dotson, Alderman Melissa Wilson, Dennis Kathcart, Vice Chairman Connor Samenus, Mayor Damien Boley and Development Director Jack Hendrix. Carmen Xavier and Chairman Rand Smith were absent.

1. CALL TO ORDER

Vice Chairman Connor Samenus called the meeting to order at 7:02 p.m.

2. MINUTES

The August 11, 2020 Meeting Minutes were moved for approval by DOTSON, Seconded by ALDERMAN WILSON.

Ayes 5, Noes 0. Motion carried.

3. STAFF REPORT

HENDRIX reported:

Porter's Ace Hardware has been granted their final certificate of occupancy and they were open today. We are not sure when they will be having their official grand opening. Possibly later this month.

Price Chopper has their temporary certificate of occupancy and can have their grocery employees in there stocking the store. Their anticipated opening date is October 14th.

We anticipate groundbreaking soon on the 8,700 square foot strip mall soon.

Last year we approved a site plan for an addition to Shoreline Fiberglass. They have started their construction and are moving forward very quickly.

The second building at KCI RV Storage is under construction as well.

We have issued 27-28 new residential building permits so far since January 1, 2020.

Items for adopting the new building code will be going to the Board of Alderman for their review in October.

The building code enforcement group survey work will start in November. This is how we get rated for ISO purposes. The lower the number the better the insurance rating for homes built after the date of the rating. We are currently at a 5 rating which is pretty good for a town our size and with our budget. We hope to keep that rating.

4. COMPREHENSIVE PLAN UPDATE – DRAFT LAND USE PLAN – COMMISSION REVIEW, PORTAL DISCUSSION TOPICS – COMMISSION REVIEW, CONSULTANT Q & A – COMMISSION DIRECTIONS

Mr. Hendrix introduced Leslie Deacon with John Stover and Associates and Heather Branigin with Future IQ. They are here to give an update on the Comprehensive plan update process.

MS. DEACON thanked the members of the Commission that participated in the task force sessions and for the amount of feedback they received. Today we just have 3 primary purposes and insights that we wanted to talk about. We want to provide a top level overview of the engagement week that we had, we also want to hear any feedback or commentary on the draft future land use map that we presented at the August planning commission meeting and also provide an overview as far as timeline and next steps so we can all anticipate what is coming since we are getting really far into this process and time for feedback is starting to dwindle.

The first task force meeting was on neighborhoods and housing on August 31, 2020. In July we had really talked about the road map in the overview of our approach to providing that inclusive housing environment that we're looking for the next 10 years for the new population and current population in Smithville. We talked about more aging in place strategies such as accessory dwelling units which is a pretty common hot topic nowadays in housing policies and comp plans. We talked about the north residential character area and the importance of distinguishing the single family classification and maintaining the typology of home and the character in that north area specifically. A lot of the value in this past housing task force meeting was that we had a few different voices than in our July meeting and we are pretty excited to have some more representation. We are pretty happy with this and got a lot of great insight.

On September 1, 2020 we held the Small town feel and Sense of Community task force meeting. In this conversation not only did we talk about Main Street but we've been having this ongoing conversation through the discussion board about being vibrant versus classic. What does a vibrant downtown mean versus the classic Main Street? What are the types of things that we can do to help control and retain that small town feel in the downtown area? We also talked about the Hwy 169 Corridor experience going from the southern area all the way through the downtown area where it really slows down and trying to get people to turn in on the important gateway of Main Street and Highway 169 and then as one progresses through that north residential character area how that experience changes. We did recognize that this is a very important part of the feel of Smithville with your really unique city form.

On September 2, 2020 we held the Business and Economic Development task force meeting. The three major things we talked about during this task force was first of all providing that industrial use and the supply of industrial land for that 169 Hwy industrial character area. David with Future IQ shared the feedback we got from a survey that went out. What came out of that is the importance of making sure Smithville is able to steer its own destiny and have a say in what happens in your community and being very proactive in having the types of development and types of local economic development that is important for the city. We also provided a little more conversation and insight on the overlay district that we proposed on the future land use map. The first one being the Hwy 169 South overlay on the west side of Hwy 169 and then the second overlay District being up near Smith's Fork Park allowing for promoting commercial uses to complement the

recreational areas up there. The theme of economic development has come up in several of our task forces in particular with the small-town feel and while we haven't talked as much in the economic development task force specifically on the downtown and having that commercial environment that was brought up through several other conversations to provide a very holistic approach to economic development.

On September 3, 2020 we held the Recreation and Connectivity task force meeting. This was very exciting! We started the conversation about how important the idea of a Community Rec Center is and that this topic has come up time and time again. We also talked about facing the reality of where you are at in your community size and what you typically need to have for a successful rec center/community center. The conversation flowed well in this discussion to get to the idea of decentralized recreation. Instead of putting all of your attention into a singular rec center we need to focus more on how there are recreational assets all over Smithville. The idea of trails and connectivity being a really strong driving force especially in the future land use map plan. We also talked about the types of commercial development that really fits into the theme of the lake and looking to grow that economic base of Smithville. It was a growing consensus that a Chicken N Pickle would do great at Smith's Fork Park commercial overlay district. Really what these conversations came down to was not just looking at what the city can provide in the next 10 years but looking to come up with some strategies to really mobilize the private sector to provide additional recreational assets and amenities such as rentals and exciting places to socialize.

MS. BRANIGIN stated that one thing that really through was that people really wanted to take control of their destiny. In all of the task force meetings it was really clear that they wanted to have some input on how the future of Smithville looked. The incremental approach to the recreation development was really a huge concept. At first, I don't think people really understood how much you can do within the next 10 years before potentially a recreation center could become a reality. People became really excited about this incremental approach and that was exciting to see.

MS. DEACON asked those in the commission that participated in the task force meetings if there were any concepts that came up that were really exciting to you or are there any lingering thoughts that you want to make sure we are addressing in the Comprehensive Plan process and also making sure that all of the planning commissioners are filled in?

DOTSON asked if they got a consensus of what people were looking for as a gateway into Smithville on the south end? It seemed to be divided between let's keep it rural or let's keep it different. One person made the comment that Kansas City is going to be knocking on our door and maybe we would want some kind of differentiation between us and them.

MS. DEACON stated that it did come up on the July task force meeting and several other sessions. A gateway into the city is very important. One idea that was a consensus was preserving green space and not abutting Kansas City development to Smithville development. When you look at the future land use map, we did encourage that by maintaining some sort of agricultural zoning of the parcels that abut Kansas City. We have also heard people talk about signage. This will be an ongoing conversation in Smithville past this comprehensive plan process as development starts happening on the south end of Smithville.

DOTSON stated that wonders if that should be moved up on the priority list to differentiate us from Kansas City now. I think it would be really nice to drive up 169 Hwy and see this landscaped wooded type area with and people would get the feeling of leaving Kansas City and moving into that small town feel of Smithville.

SAMENUS stated that he loves the gateway idea and really can see how it would separate us from Kansas City. He likes the idea of a landscaped wooded area as DOTSON mentioned. When I think of some of the closer areas to us, he believes they have signage and thinks that could be neat. He thinks that some sort of transition would be great.

ALDERMAN WILSON stated that she thinks a really nice "Welcome to Smithville" sign would be good there except for the population sign which lets you know you are in the city limits of Smithville. You get used to seeing that sign and after a while you don't pay attention to it anymore. We need something to really pop and let people know that they have left Kansas City and now you are in Smithville.

MAYOR BOLEY stated that there is a little black sign on private property on the south end of 169 Hwy. He believes that property has been for sale from time to time and that may be something we want to look at. If we wait for that property to develop, we may never get a sign down there and getting anything in MODOT's right of way is difficult.

HENDRIX stated that in 2015 staff had begun conversations with MODOT on what it would take to be able to use (lease) the center area between the north and south bound lanes of 169 Hwy. It would be limited in time to the extent of when MODOT would be ready to extend the highway since that area is already graded for future lanes. With the cost of a big landscaped sign in the \$50,000 to \$70,000 range. Direction at that time was to not spend the money on that at this point.

MAYOR BOLEY stated that maybe it could be something that could be moved.

HENDRIX said that he just wanted to make everyone aware that that area was on the table to be used.

MAYOR BOLEY asked if Hendrix remembered what the price of the lease was or would we need to go to MODOT again?

HENDRIX stated that there wasn't a price but a trade off scenario. Maintaining it and a few other things. Excelsior Springs and an existing agreement with them.

MAYOR BOLEY stated that if we wanted to go with a more natural feel we would want to go with stone or rock correct?

ALDERMAN WILSON and DOTSON both agreed.

ALDERMAN WILSON stated that she also agrees with DOTSON and we don't want this gateway idea too far down the line. We really want to see that gateway letting people know that they have left Kansas City and now you are in Smithville.

DOTSON stated that another reason to do this soon is we have business people driving up and down 169 Hwy every day. If they see something really nice, they will get a favorable impression of Smithville right away as a town or City that is on the move.

MAYOR BOLEY asked if we could look at some sort of fee for commercial development that would go toward something like gateway signage?

HENDRIX stated that he would anticipate that in the coming months we will have that conversation at the Planning Commission level. Our attorneys will be involved because there are all kinds of vagaries of Missouri constitutional law that we need to make sure we stay in front of and not under.

DOTSON asked if private donations would be allowed from local businesses since they have a lot to gain from this?

MAYOR BOLEY stated that is always an option too.

MS. DEACON stated that with this idea of a gateway sign there are obviously multiple steps involved to get something like this implemented. Besides earmarking funds or acquiring donations to finance this type of thing, what are some of the first steps to getting this started? Does it start with the Planning Commission at a conversation level or do you bring in representatives from the outside who are local to Smithville for community engagement?

DOTSON stated that she thinks it could start with the Chamber of Commerce, Economic Development council or put together a "Gateway task force".

MAYOR BOLEY stated that if this plan process shows that we need better way finding we also have to look at that as part of our Transportation Master Plan that is coming up at some point as well. Funding mechanisms are details but we also want to make sure it's consistent through out the entire town.

ALDERMAN WILSON stated that maybe we need some sort of statue that has our city logo.

HENDRIX stated that the consistency is the important thing. If we use our "City of Smithville, Thriving ahead" logo and say someone has seen this from our website and then they see the logo in the form of a sign it ties it all together.

MAYOR BOLEY stated that the other thing we need to remember is we have 4 entrances off of highways. 92 Hwy could easily be a 4 lane highway in the future the way things are growing. We might need to start acquiring land now and having standards.

MS. DEACON asked the Planning Commission if it make sense for Smithville to put together design standards or regulatory architecture standards for the downtown core of Smithville?

MAYOR BOLEY stated that we already have some. If something were to be built in downtown it would come to this commission for approval based off those standards. Once thing he really likes about the plan that they have put together is expanding the downtown area to include more space. That would help us encourage the developers that have existing properties to start to look at those aspects if they are going to do a renovation.

HENDRIX wanted to clarify that we do have a site plan standard in the B-4 district, which is a substantial portion of the downtown area that we are talking about. There are 2 levels of regulations. One is if it's a new construction and the other is if there is a rehabilitation. I think Ms. Deacon's question was more directed at if we have any more specific design standards so that the new building built downtown would look like an older building versus a 4 story multi-color stucco building. The answer to that is that we have no regulations along that front. But we can do a conceptual plan overlay that would give us some ability to do that through the planning commission versus changing our ordinances. I think the real question is if we are going to have this small town feel in the downtown area, do we want to have a visual preference of what we want those buildings to look like? Or, maybe we leave it wide open like we have it now.

MAAYOR BOLEY stated that the one thing we do have is a lot of inconsistencies downtown. So, it's hard to say that they have to match with this type of building.

DOTSON stated that she likes the idea of having a plan in place for how we have it to look.

ALDERMAN WILSON stated that she thinks we need something in place so it doesn't continue to be a hodge podge.

MAYOR BOLEY asked if we want the downtown area to look more like a planned development or do we take it for what it is which is its uniqueness? Chillicothe is pretty inconsistent too but it has done it well.

ALDERMAN WILSON stated that a lot of the uniqueness could go along with what we were talking about how we wanted it to be vibrant and I think you

could get that vibrant look with the different look in each building that is going to be built hopefully downtown.

MAYOR BOLEY stated that we should set height restrictions, materials, and things like that versus straight architectural. Because architectural changes so much.

ALDERMAN WILSON stated that she agrees with that.

MAYOR BOLEY stated that use as far as what it's being built for. Hog processing plant being built downtown is probably not going to work. the overlay he would like to see is some of the other historical overlays they've done is business license typing within the area. You can be a lawyer in downtown but you've got to spend a lot more on a business license in retail.

MS. DEACON thanked the Mayor for bringing that back up. He had mentioned this during one or two of the other task force meetings about that being an important element to making sure that it's not just about the aesthetics that provide that small town feel but of the commercial amenities and the types of services in that small town to create a town feel essentially too. She wanted to switch gears and start talking about the draft future land use map. She asked the planning commission if there was anything that was on that future land use map that you wanted to talk about or any issues that you've heard through the grapevine or important considerations that we should know with the future land use map as it is now in its draft state?

ALDERMAN WILSON stated that there is a section of land in the north residential character area that is marked to be moderate density. It right next to 169 Hwy and Clay Creek. That is currently zoned B-3 has that been changed or are we looking at letting that go to R-3 for that more moderate density?

HENDRIX stated that it is currently zoned B-3 as you had indicated. There is no legal restriction on it at this point. Anything in the B-3 use district could happen.

ALDERMAN WILSON asked if someone wanted it rezoned and came to us for that, we would look at this future land use map that says it's acceptable for that to go to that moderate density. Is that what we are saying with this map?

HENDRIX stated that may be but asked Ms. Deacon to explain the definition of moderate density from her map.

MS. DEACON stated what we're hearing in the community and what we've heard through some of these conversations is this idea of preserving this as a residential area and the importance of green open space to kind of retain the rural feel in this area. So, we have not included any commercial uses from a visioning perspective in this north residential area. If this is important to the planning commission to include commercial uses in this area this is the right time to have that conversation. It hasn't come up on the community side and the visioning to have those commercial amenities there especially with the idea of really trying to emphasize and cluster around trails and connectivity and get people into the downtown to strengthen the commercial base downtown and just strengthen the spending in that area which was some of the decision making too that went into not including commercial space. We are really open to making sure that this future land use map works for you all. So, if the commercial use is important let's definitely talk about that. She asked Alderman Wilson if she would prefer commercial space?

ALDERMAN WILSON stated no.

MS. DEACON stated another reason for moderate density there is the configuration of that parcel. It's probably unlikely that you would have a single family development come in there so you are probably looking a more a use that is more consistent with what is already there. She also that when we talk about moderate density we're really talking about the attached housing, townhomes, small scale apartments, small scale condos. A more clustered development. Just an in between of the high density high rise apartments and single family homes.

HENDRIX also informed Alderman Wilson that we are also going to have a character area map. This will anticipate the existing uses to remain the way they are. But I think that as Ms. Deacon indicated from a market standpoint the likelihood of that being B-3 in the future and used as such is not as likely because of how far away it is from everything.

MS. DEACON asked the commission if there were any other areas to address?

HENDRIX stated that in the 169 Hwy industrial area it is in the character area as commercial development underway in some areas of that and ultimately some of the industrial land use area that's in the future character area land use stuff is already under development so we may want to adjust the industrial land use area to the north into the vacant land outside the city to keep us at around that 100 acre number. We are going to be down to 65 acres in the 100 acres we are looking at before this comprehensive plan is even active. We want to keep the vegetation buffer that is on the west of all of that area currently to keep that somewhat away from the 169 Hwy corridor so that it's not as visible. There will be a north/south running street that will be called Industrial Drive. That may be something we ought to consider.

MAYOR BOLEY stated that he thinks the west side of 169 Hwy would be more of a commercial retail or mixed use retail.

MS. DEACON stated that as far as industrial they are planning on that parcel in between what we have colored in industrial in 92 Hwy we'll go ahead and expand that into the industrial use on the future land use map. We'll also be addressing that character area schematic diagram to make sure we're correctly articulating where development is underway. You can expect those changes coming soon. Any other feedback on this draft future land use map?

MAYOR BOLEY stated that he feels that they have done a great job on this and he appreciates it.

MS. DEACON stated that as far as what is coming next, in October we are anticipating providing you all a full draft of the comprehensive plan. It will be up for public comment as well. We will be providing the background context which is typical in a comprehensive plan but then we're going to be really picking up where the strategic plan ended. We're going to start with the 5 strategic pillars. We frame those more appropriately for a comprehensive plan and adding planning implications so those 5 pillars are really a guiding factor for the next 10 years Smithville. We then transition from those 5 pillars and connect into the future land use map and the character area map so that we can pull the story of the strategic pillars into where this occurs in Smithville with these character area maps. We'll be providing the commentary, the schematic, and the guiding principles of the vision that we've heard for each of these 5 character areas. We'll then be translating these ideas into what we call the "road maps" for Smithville 2030

where we are looking at not just the land uses but starting to pull the conversations with infrastructure, transportation and all these systems that some into to play with the land uses. We will then be transitioning into the implementation chapter and providing the framework of how we actually do this over the next 10 years and what are the priorities. With the draft future land use map, we are looking at getting this finalized. If there are any other comments from the planning commission feel free to either get those sent to me directly sent through our portal or sent to Mr. Hendrix to forward to me.

5. SITE PLAN APPROVAL – NODAWAY VALLEY BANK – 144TH & 169 HWY

HENDRIX stated that in the packet that went out to the commission on 9-4-20 was a site plan that showed the proposed location of this bank and pictures of how the building will look. The building is a modular building that will come in sections and then assembled on site. This is considered temporary from the bank's standpoint, 3 to 5 years. They want to move into the community and want to do it at this location. His guess is they are doing this to test the market before they commit to a permanent building and location. From staff's perspective they meet all the elements laid out in the site plan ordinance and recommend approval. Alex Toye and Jason Ellis with Banker's Security are also present on this zoom meeting and are available to answer any questions you may have.

Alex Toye---Banker's Security---Stated again that himself and Jason Ellis with Banker's Security are here to answer any questions. Stated that the existing monument sign that is on site will be used for the main signage for the bank itself. Additional concrete will be added in areas for the drive at the request of Fire Chief Dave Cline but after the lease has ran out the site will be put back to original conditions for that property.

MAYOR BOLEY motioned to approve the Site Plan for Nodaway Valley Bank at 144th & 169 Hwy. Seconded by ALDERMAN WILSON.

Discussion:

KATHCART asked if this would eliminate the coffee trailer that is currently there?

HENDRIX stated that the coffee trailer is north of this site and not on the leased area. It may need to move for a short period of time when the concrete is installed but no it will not be eliminated.

MR. TOYE also confirmed that the coffee trailer will be able to maintain their location.

THE VOTE: DOTSON-AYE, MAYOR BOLEY-AYE, KATHCART-AYE, SAMENUS-AYE, ALDERMAN WILSON-AYE.

AYES-5, NOES-0. MOTION PASSED

6. SITE PLAN APPROVAL – SMITHVILLE ATTIC STORAGE – 136TH & 169 HWY

HENDRIX stated that in the packet that went out to the commission on 9-4-20 was a site plan that showed the proposed location of this storage facility. He explained where access to the site is located. He explained that intense buffering is required on the south side of the property due to the single family residential homes off 134th St that back up to this. The biggest issue that we addressed with this applicant were fire department issues. For fire flow they must get 1500 gallons of water per minute out of the water line. The existing water line for this site is an old 6" line that was acquired from the water district. There are no fire hydrants on any aspects of this line since water districts do not have to put in fire hydrants. Because of this we cannot test this line. There is a 10" or 12" water line on the east side of 169 Hwy that gets 2000 to 3000 gallons per minute. This will require a bore from the east side of 169 Hwy under MODOT's right of way to get an eight inch line into their property area to get the fire flow that they need. There is no sewer available here so they were informed they would have to have a below grade waste stabilization system. The current retention pond will be expanded to handle the storm runoff. This has all been approved by our Public Works department. There has been a traffic study and MODOT has no traffic concerns over it. Staff's recommendation is that it meets all the requirements of the site plan ordinance. There is no applicant present at tonight's meeting to speak on this project.

MAYOR BOLEY motioned to approve the Site Plan for Smithville Attic Storage at 136th St & 169 Hwy. Seconded by KATHCART.

Discussion:

MAYOR BOLEY stated that when this was originally brought to the Planning Commission was to allow for multiple entrances on this business entrance. One of the concerns was boats and RV's. Will they have indoor storage for boats and RV's?

HENDRIX stated that they have talked about it and have also talked about maybe not. All of it relating to issues with fire protection requirements. Chief Cline has laid out to them on what the requirements are for both of them. They have thought about moving the indoor RV storage out of it.

MAYOR BOLEY stated that his biggest concern is that when we first talked about the drive entrance it was going to be 2 businesses and now it is 3.

ALDERMAN WILSON stated that if she understands all 3 businesses will all use the same entrance off of 136th St.

HENDRIX confirmed that is correct. There will be directional signage for each business. The only stopper for the storage facility is 150 to 200 feet in on the property so there isn't any concern of traffic backing up.

ALDERMAN WILSON asked Mr. Hendrix if he is comfortable with the water runoff as she knew this was a big concern for the nearby residents on 134th St. Do you feel like our studies really covered that?

HENDRIX stated that they have not only covered it but also the trees on the south side will be placed on a slight berm so that all of the water coming from the houses will come and hit that berm and head east to that basin.

DOTSON asked if there will be a lot of security lighting that will bother the residents?

HENDRIX stated that there will not. All of the lighting will be side mounted on the building and shining down at the door. Also, on the south side there is an 8 ft tall fence that is existing and is completely covered with ivy and they are putting the trees in which is the added buffering they are required to put in. There is also buffering up north by the other building to beautify that intersection a little bit.

MAYOR BOLEY asked if there was any way we could ask that they add additional buffering to the east by the pond?

HENDRIX stated that if the Planning Commission wants to identify it in there we can.

ALDERMAN WILSON asked about extending the trees on the south end to buffer the pond and then pompous grass along the dam on the east side of the pond.

HENDRIX stated that we would need a motion and a second to amend this site plan.

MAYOR BOLEY motioned to amend the Site Plan recommendation for Smithville Attic Storage at 136th St & 169 Hwy to include additional buffering on the south and east side of the pond. Seconded by ALDERMAN WILSON.

THE VOTE: ALDERMAN WILSON-AYE, SAMENUS-AYE, MAYOR BOLEY-AYE, DOTSON-AYE, KATHCART-AYE.

AYES-5, NOES-0. MOTION PASSED

VICE CHAIRMAN SAMENUS called for a vote on the amended motion.

THE VOTE: DOTSON-AYE, MAYOR BOLEY-AYE, KATHCART-AYE, SAMENUS-AYE, ALDERMAN WILSON-AYE.

AYES-5, NOES-0. MOTION PASSED

7. SITE PLAN APPROVAL – HERZOG FOUNDATION OFFICES – 188TH & 169 HWY

HENDRIX that in the packet that went out to the commission on 9-4-20 was a site plan that showed the proposed location of this facility. It has an 83 space parking lot on the west side. The building is roughly 17,000 square foot building in multiple wings. The building itself is stacked limestone on the sides of the building and glass on the face. This application is interlocked with a lot of infrastructure issues. Some of this is being held up by MODOT. They have been assured that they should have the information

needed from MODOT by Friday. They have performed a storm water analysis of their site and all of the other sites. Currently the culvert under 188th St is undersized and water flows over the road in heavy rain episodes. The City is trying to work on a timeline to get that culvert upsized and not interfere with any of their work they have to do. The plan also shows something that is not up for approval yet which is trails and cabins. This is all in the future and the use of those would be presented at that time. Their plan is to make this almost a resort location. This is a very attractive site and they have much more landscape buffering than what code requires. They also had to make some changes to their entrance for Fire Chief Dave Cline to ensure that fire trucks could get in there and get turned around. He believes this has all been resolved and approved by Chief Cline. There is no concern about fire flow for this site since there is a 12 inch water line on the north side and a 10 inch water line on the east side of this site and are really close to the booster pumps as well.

Anthony Luca---Gastinger Walker---Stated that they are very excited about this project and what this site is going to be. Stated that Jack did a great job presenting this and doesn't have any additional comments but we are all here to field any questions the commission may have.

MAYOR BOLEY motioned to approve the Site Plan for Herzog Foundation offices at 188th & 169 Hwy. Seconded by ALDERMAN WILSON.

Discussion:

ALDERMAN WILSON asked for confirmation from Mr. Hendrix and Mr. Luca if they are comfortable with moving forward with this without having the final from MODOT.

HENDRIX stated that from the City's perspective we are comfortable moving forward.

MR. LUCA stated that they are comfortable as well. We are doing our best to provide them as much information and push them along as quickly as we can.

MAYOR BOLEY asked if this is all going up together or are you phasing these buildings in?

MR. LUCA stated that what is on the agenda today if the main building and will all go in as phase 1. In the near future off to the east there are 4 cabins for a potential phase 2. But when that time comes, we will handle that conversation and come back before this commission if needed.

DOTSON asked if they will be using Missouri native trees that are not invasive?

MR. LUCA stated yes.

ALDERMAN WILSON asked if they will be planting a variety of trees and not all one kind in case there is a disease that would hit?

MR. LUCA stated that there will be a variety planted. We want it to also be attractive during all seasons.

MAYOR BOLEY stated that we have talked about the storm water issues and asked if they are looking into permeable surfaces instead of solid concrete on these trails and parking?

MR. LUCA stated for the trails and for the cabin parking off to the east yes. For the main lot that will still be asphalt but will provide enough below grade detention to make up for that runoff.

THE VOTE: KATHCART-AYE, MAYOR BOLEY-AYE, DOTSON-AYE, ALDERMAN WILSON-AYE, SAMENUS-AYE.

AYES-5, NOES-0. MOTION PASSED

8. ADJOURN

MAYOR BOLEY made a motion to adjourn. ALDERMAN WILSON seconded the motion.

VOICE VOTE: UNANIMOUS

SAMENUS declared the session adjourned at 9:00 p.m.