

**BOARD OF ALDERMEN
CITY OF TOWN AND COUNTRY
NOVEMBER 2, 2016**

WORK SESSION

The work session meeting of the Board of Aldermen of the City of Town and Country was held at 7:00 PM on Wednesday, November 2, 2016.

Present were: Aldermen Benigas, Butler, Crawford, Frautschi, Mange, Meyland-Smith, Rallo and Wright.

In Mayor Dalton's absence, Acting President Mange presided.

1. Presentation and discussion regarding the following Town Square Proposals

Each team noted below presented to the Board of Aldermen and stood for questions while the other group waited in the Community Room. A copy of each initial presentation is attached hereto and made a part of these minutes.

• **The Opus Group**

The Opus Group presentation was led by Joe Downs, Vice President. Mr. Downs provided information about The Opus Group's previous and ongoing projects. He explained that Opus envisions two family friendly, energetic restaurants, totaling 8,000 sq. ft. for the property. He stated that experts have been engaged to evaluate and find the best tenants for the location. On-site parking, as well as the proposed screening and geometry of the Straub's loading dock, were described. Mr. Downs summarized Opus' philosophy to be that the City owns the property and Opus will provide the experts to help make well-informed decisions. He mentioned that Opus is flexible on the location of Discovery, the lake, the compass rose and the trails. He pointed out the enhancements to Mason Woods Village, including an elevated deck for Starbucks, shared parking agreement, and improved Straub's service area that would only be possible in partnership with Opus. He also noted that Opus has reached out to the Church of the Good Shepherd to discuss pedestrian and parking integration on their property.

Lengthy discussion was held about the demand, location, type, and size of the two proposed restaurants. Upon inquiry, Larry Schiffer, Co-CEO Hallmark Investment Corporation, stated that public restrooms could be added where desired, but would likely be located between the two restaurants.

Rusty Saunders, Loomis Associates, described the intended perimeter buffering that is proposed for the property lines to be as dense as possible. He added that after additional studies are completed, they will evaluate the best plan for screening the houses on the south perimeter.

George Stock, Stock & Associates Consulting Engineers, explained the elevation fluctuation on-site and the height of the necessary berms.

A brief recess was held at 8:12 PM. The meeting reconvened at 8:22 PM with all Aldermen present.

• **Brinkmann Constructors**

The Brinkmann Constructors presentation was led by Bob Brinkmann, CEO. Mr. Brinkmann spoke of the history of the community which included a blacksmith shop on the site itself. He provided information on the importance of "Groves" around the region that served as gathering places and inspired Brinkmann's vision for Town Square. He spoke about the trail system and stated that it could be rearranged if the City so desires. He described the adjusted lake which would allow for preservation of mature trees and include an additional fishing pier to hide overflow equipment. Mr. Brinkmann explained that a pedestrian tunnel under Clayton Road and a utility allowance were included in the proposal. He reported that his team has met with the Church of the Good Shepherd and discussed the possibility of integrating parking, a continuation of the trail system, and a labyrinth feature on their

property. A rendering of the retail and restaurant development was shown. It was described to have a 1920s feel with timber construction and include one restaurant that was flanked on either side by retail. He described an upgraded pavilion that would be reminiscent of the Wirth Blacksmith Shop and include a gathering place, fireplaces and restrooms. He pointed out miscellaneous items like the lake fountain, the babbling brook and the landscaping/irrigation features. Mr. Brinkmann also spoke about alternates that were included in the submitted materials.

Mr. Brinkmann then displayed an animated, 3D model of the site that was designed using actual engineering and design studies for accuracy in scale, etc. A virtual tour of the site and its features was given, to include the view at various times of day.

Lengthy discussion was held about the on-site building that would have one central restaurant with two retail areas on both ends of the structure. On-site parking demand, as well as the number and intended use of spaces proposed were included in conversation.

Extensive discussion ensued regarding the planned berms and buffers along the east and south property lines. Rusty Saunders, Loomis Associates, stated that specific areas could be targeted to minimize site lines from the homeowner's backyards and from the proposed trail atop the berm.

At this time, both development teams were invited to the Board Room in order to hear public comments.

2. Public Comment

Dawn Davis, 2 Rutherford Lane, voiced concern about the trail's proximity to the east property line. She also inquired about the use of permeable pavers to help with the site's stormwater runoff.

Al Gerber, 13482 Mason Village Court, stated that any continuation of a trail through the Church of the Good Shepherd's property and onto Mason Road would be located very close to the back porches of condo owners on Mason Village Court.

Jenny Donovan, 13309 Kings Glen Drive, inquired about whether a marketing analysis was completed to see if there was a need for one or two restaurants. She also voiced concern about the potential invasion of privacy from people utilizing the trail and being able to look into the backyards of those along the south property line.

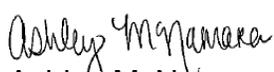
Laurie Fisher, member of the Church of the Good Shepherd, requested detailed plans once they are available so that any potential integration of the Church's property can be discussed with the parish proactively.

Amy Anderson, 4 Rutherford Lane, encouraged the Board to consider the impact on surrounding neighbors. She also inquired about the walking trail accessibility at night, additional information regarding the proposed landscape buffer, and plans for on-site lighting.

Acting President Mange stated the Board of Aldermen would consider the two proposals and likely choose one at their regularly scheduled November 14 meeting. He added that there will still be many opportunities for residents to provide their comments on the project.

No votes were taken.

The work session concluded at 9:54 PM.


Ashley McNamara
City Clerk