



## **TOWN OF KILMARNOCK**

### **Council Committee Notes – Town Centre/Government Center**

**Date:** August 12 2009 **Time:** 4 pm **Location:** Town Hall **Chair:** Mayor Curtis H. Smith **Attendees:** Council member Paul Jones, Town Manager Tom Saunders, Town Planner Marshall Sebra, Margaret Kubilins, Traffic Engineering consultant, Jeff Stoghill, PMA Architects

#### **Notes on Discussions:**

1. This was the first meeting of the committee since late last year, so Margaret Kubilins and Jeff Stoghill reported to the committee on the final results of their negotiations with VDOT on the street modification requirements for various scenarios. Turn lanes in both directions on Main Street and a right turn lane on Town Centre Drive would be required for almost any level of development on that site and it is possible that the intersection of Town Centre and Church Street would have to be widened. Ms. Kubilins suggested strongly that no matter how the property is developed, the Town should make it possible to connect the rear driveways/parking lots to future development to the north along Main Street.
2. Mayor Smith and Council member Jones discussed the best use of the Town Centre lot and concluded that, for now, they believe improving the T.C. lot to make it more useful as open space for concerts, fairs, farmer's markets, etc. with future gradual improvement as a park and outdoor recreation area is prudent and preserves all future options for development; at the same time they agreed that building a replacement Town Hall next to the existing building would solve the space and function needs of staff and citizenry at the least cost.

#### **Recommendations to Council:**

1. Authorize engineering, including a topographic survey, of the Town Centre property to enable a grading plan to be developed, along with locations for a gazebo, associated parking and electrical service for events. Subsequently, develop a site plan that maximizes public use opportunities, adding walking paths, benches, gardens and ornamental plantings that enhance the property and make it a recreational focus of the town.
2. Investigate the erection of a new town hall of not more than 15,000 square feet, which will include space for staff, council meetings and other public meetings,

and the police department, taking as much advantage as possible of the architectural work that has already been done on this project from a space allocation and layout basis, but in a metal or other lower cost building.