

Meeting Information

- Planning and Zoning Meeting
- Date & Time: 6/18/2025 6:00pm
- Location: Truesdale City Hall
 - 109 Pinckney Street., Truesdale, MO. 63380

Meeting Minutes

1. Pledge of allegiance
2. Call to Order: Meeting was called to order by Chairman Smith at 6:00pm
3. Roll Call:
 - a. Planning and Zoning Members Present:
 - i. Chairman Smith, Co Chairman Riehl, Commissioner Bachamp, Commissioner Lefholz, Commissioner McCurdy, Commissioner Dixon, Commissioner and Commissioner Burke
 - b. City Staff Present:
 - i. Mayor Cannon, Alderman Thomas, Alderwoman Wortham, Alderman Brooks, City Clerk Elsa Smith-Fernandez and Chief Doyle
4. Approval of Agenda: Commissioner Riehl made a motion to approve, seconded by Commissioner Bachamp. All ayes, motion passed.
5. Approval of Minutes: Commissioner McCurdy made a motion to approve, seconded by Commissioner Riehl. All ayes, motion passed.
6. New Business:
 - a. TruSports Rec Complex.

Eddie Aboussie with Barber Murphy Commercial Real Estate and James Beever with GeoSurfaces introduced themselves and explained the turf technology: it uses no crumb rubber or sand infill, comes with a 12-year warranty, has no runoff concerns, and offers lower heat retention, being 25 to 30 degrees cooler than normal turf systems. Maintenance responsibilities were discussed, with the company handling turf warranty and maintenance, and property management handling grounds, including facilities, expert leasing, parking direction, concession stand operation, and trash pickup.
- **Stormwater and Engineering Concerns**

Questions were raised about stormwater management and engineering calculations. It was confirmed that Dustin, the VP of in-house engineering for the development company, is in contact with the city engineer to address these concerns.
- **Tenant Mix and Facility Usage**

Discussion about expected tenants including TSM Sports and Game Seven. Game Seven will serve as the main tournament operator. The facility is designed to host multiple sports, such as football, soccer, baseball, and softball, with flexible field layouts, including the ability to convert a full football field into two soccer fields and four baseball fields.
- **Facility Naming and Marketing**

Clarification that the facility will be named Truesports Rec Center. Marketing efforts are targeting all of Warren County, not just Truesdale, to attract a broader tenant base through digital marketing strategies.

- **Concession Stand and Sales Tax**

Concerns were raised about inconsistent sales tax collection at concession stands in similar facilities. It was confirmed that sales tax will be charged at the new facility's concession stand.

- **Field Usage and Design**

Discussion on whether fields will be used for practice, games, or both. The fields will primarily accommodate 12U type concepts due to site constraints, rather than traditional 90-foot base high school fields.

- **Lighting and Noise Concerns**

Concerns were raised about light pollution and noise for nearby residents. The facility will use LED lights that are inward-facing and have hoods to direct light downwards, minimizing light spill. For noise, developers noted the small bleacher footprint, reliance on lawn chairs and pop-up tents, and the overall small development footprint. They also mentioned that trees are a natural sound barrier and expressed willingness to add more trees if noise becomes a consistent problem.

- **Traffic, Parking, and Access**

Discussion covered parking capacity, traffic flow, and the single entrance/exit point. There are 153 planned parking spaces. There is currently no plan to connect to other exits, as the remote entrance is intended to divert traffic away from the retail area. Congestion during events was acknowledged as a concern.

- **Drainage and Utilities**

Questions were asked about field drainage, retention ponds, and utility setup. Drainage calculations have been completed, and retention ponds will be utilized. The site plan includes a concession stand building and another smaller building for facilities.

- **Restrooms and Concessions**

Discussion included plans for restroom facilities, concession stands, and trash management. Truesdale location allows for the construction of "real bathrooms." Trash dumpsters will be provided, with their exact location to be determined.

- **Project Phasing and Timeline**

The project will proceed in phases: phase one will be the fields, and phase two will be the future strip mall. Construction is expected to have a quick timeline of four to five weeks once ground is broken, especially since there's already a rock face from previous work. Developers aim for substantial completion by the fall or spring of next year, with plans to present to Planning & Zoning next month and the board the following month.

- **Ownership and Management**

Clarification was provided on property ownership and partner roles. The landowner is a minority partner who is contributing the land. The holding company is called Fieldhouse Sportsco. Asset management, property management, and leasing will be handled by the partners, utilizing preferred vendors for turf, landscaping, and trash services.

- **Community Impact and Concerns**

Residents expressed concerns about noise, light, and the reputation of the landowner, citing a "bad track record" with the city. Developers acknowledged these concerns, emphasizing their intention to be respectful and create a "win-win" for the community. They highlighted their company's significant investment (a \$2.7 billion company willing to invest millions) as a positive economic development for the area.

- **Field Access and Reservations**

Fields will not be open to the public for casual use; reservations are required for insurance reasons. Opportunities for public access include birthday parties. Hourly rates

for field rental are approximately \$120 for a soccer field and \$90–\$100 for a grass field. Software will be available for checking availability and making reservations, similar to Topgolf or pickleball facilities. The fields are primarily intended for teams.

- **Operating Hours and Scheduling**

Operating hours will vary: Monday through Thursday will primarily be for practices, with schools using fields from 2:30 PM to 4:00 PM and clubs from 4:30 PM to 9:00 PM. Games will be held on weekends, with Friday games to 9:30 PM, and Saturday and Sunday games from 8:00 AM to 8:00 PM, with the last games ending around 9:30 PM to 10:00 PM.

- **Future Expansion (Sports Bubbles)**

Developers noted that January and February are typically dead seasons for outdoor turf fields. They are developing sports bubbles in St. Louis County and may consider adding them to the Truesdale facility as a phase three or four after a few years, allowing for year-round revenue generation.

- **Sales and Property Tax**

It was clarified that teams using the fields will not pay sales tax. However, concessions and retail businesses within the property will collect sales tax.

- **Site Plan and City Review Process**

The submission and review process for site plans by the city engineer and planning/zoning was discussed. Developers were made aware of the need for timely submission to allow the city engineer sufficient time to review the plans and make a recommendation to the planning and zoning board.

- **Community Relations and Developer Reputation**

The developers acknowledged the community's concerns regarding the previous landowner's reputation. They emphasized their own track record and willingness to work with the community to ensure a positive outcome, highlighting the economic benefits a project of this scale brings.

- **Site Logistics and Ordinance Compliance**

Considerations include building egress, delivery access for semi-trucks, and dumpster placement. Developers are open to feedback on these aspects and emphasized the importance of complying with city ordinances regarding unloading and ensuring sufficient square footage for tenants.

- **Tenant and Retail Planning**

Discussion about potential tenants for the retail space, which is planned to be approximately 10,000 square feet and accommodate two to five businesses. It was stressed that retail would be single-story only, as second-floor retail is generally not viable. Communication with city officials regarding occupancy and site plans is crucial.

- **Projected Facility Usage**

Estimates for annual facility usage were provided: the Valley Park facility is expected to attract 50,000 people per year, while the new Truesdale facility could see 80,000 people per year. This projected traffic count is a key factor in making the retail business feasible for investors.

- **Expansion Plans in Truesdale**

There are plans to potentially expand further into Truesdale, with developers looking at another piece of property for baseball-only fields, though specific details were not disclosed.

- **Partnerships and Ownership**

Clarification was provided that Dustin, the VP of in-house engineering, does not own the property and is unlikely to be a partner or principal in the Truesdale expansion.

- **Comparable Developments and Experience**

The developers provided an overview of their extensive experience, stating they work on about 2,000 fields per year across 20 companies. Notable projects include a \$120 million development in Odessa, Texas, a \$12 million project in Village of Sojay, Illinois, and work with MICDS, Mizzou, and Tenkati Geo Services.

- **Turf Installation and Maintenance**

Details on turf installation, maintenance, and materials were discussed, specifically highlighting that their turf contains no crumb rubber or sand pellets, unlike 99% of fields worldwide. They referenced their work with professional soccer teams in Europe and NFL clients like the Rams and Dallas Cowboys, doing 15 of the 30 NFL fields.

- **Gate Access and Security**

Discussion included whether the facility will have gate access or remain open. Developers noted that about 50% of facilities have gates. Agreements with police for overnight access were also discussed, with developers assuring that arrangements would be in place for 24/7 access without needing calls.

- **Submission of Site Plans and Permits**

Emphasis was placed on the need to submit site plans for review as soon as possible to ensure compliance with ordinances and obtain proper permits. This timely submission is crucial for the project's approval process.

- **Community Impact and Taxation**

The discussion highlighted the benefits of sports complexes for rural communities, including the ability for the community to tax the development. Developers stressed the importance of being considerate of neighbors and residents' comfort, aiming for a positive impact.

7. The next meeting is scheduled for July 16th at 6:00 p.m., with a follow-up session immediately after for further organization and to ensure all attendees are on the same page.
8. Adjourn: Commissioner Riehl made a motion to adjourn meeting, seconded by commissioner McCurdy. All ayes, motion passed. Meeting was adjourned at 6:55pm