

**WARREN CITY COUNCIL
SPECIAL MEETING
FEBRUARY 2, 2015 – 7:30 PM**

OPENING OF MEETING

Mayor Cashman presided over the February 2, 2015 special meeting of Warren City Council in Council Chambers of the Municipal Building and opened the meeting with the Pledge of Allegiance.

ROLL CALL

Members present and responding to roll call were: Mayor Maurice Cashman, Dr. Howard Ferguson, Samuel Harvey, Richard Kolcharno, John Lewis, and James A. Zavinski, Sr. Gregory Fraser was absent. Mrs. Freenock, Mr. Hildebrand, Mr. Holtz, and Chief Zydonik of City staff were also in attendance. Gus Maas represented Hill Engineering, City Engineer.

RECOGNITION OF VISITORS

Mayor Cashman welcomed all visitors. Present were:

- Rick Larson: RW Larson Associates
- Angie Dart: RW Larson Associates
- Mark Davis: City Street Landscape Committee member
- Karen Davis
- Chris Darling: Owner of Crone's Drug Store
- Dan Ristau: Dan Van Gough's Flower Shop
- Josh Cotton: Times Observer Reporter

REDEVELOPMENT ASSISTANCE CAPITAL PROJECT (RACP)

Gus Maas, representing Hill Engineering noted that the Midtown Parking Lot currently contains 167 parking spaces of which 7 are Americans with Disabilities Act (ADA) accessible. The current spaces measure 8.5 feet in width by 16.5 feet in length.

Mr. Maas outlined the following proposals:

- Option 1**
 - 174 parking spaces, 10 of which would be ADA accessible
 - A plaza area on Second Avenue would be included
 - Ingress and egress for the lot would be from both Second and Third Avenues
- Option 2**
 - 178 parking spaces, 10 of which would be ADA accessible
 - A plaza area on Second Avenue would be included
 - Ingress from Second Avenue
 - Egress to Third Avenue
- Option 3**
 - 181 parking spaces, 10 of which would be ADA accessible
 - No plaza area on Second Avenue would be included
 - Ingress and egress for the lot would be from both Second and Third Avenues
- Option 4**
 - 185 parking spaces, 10 of which would be ADA accessible
 - No plaza area on Second Avenue would be included
 - Ingress from Second Avenue
 - Egress to Third Avenue

Mrs. Freenock explained that there are insufficient RACP funds for the City to undertake construction of the plaza area. However, a local company was contacted and was very receptive to the idea of funding the plaza area. Council expressed concerns regarding ongoing

maintenance. Members also felt that the loss of several parking spaces, despite the overall gain due to the new lot configuration, was unwarranted.

Mark Davis, a member of the City's Street Landscape Committee spoke in favor of green space around the lot. Karen Davis expressed similar concerns. Mrs. Davis also expressed support for ingress and egress from both Second and Third Avenues. She asked that there be sporadic openings in the proposed fences and that lighting be directed downward.

Dan Ristau stated that occupancy of the lot is not a problem but expressed concern about any extra work added to DPW staff.

Chris Darling, owner of Crone's Drugstore on Liberty Street, thanked City Staff for the letter and visit from Staff regarding the project. Mr. Darling favored the addition of extra spaces as the lot is full with free parkers.

Mrs. Freenock noted that the project will be bid with alternatives in the hope that part of the lot may remain operational throughout construction. She stated that cost will be the deciding factor as to how the project proceeds.

Mr. Lewis made a motion, seconded by Mr. Zavinski, to proceed with the design of Option 3, which consists of no plaza area, with ingress and egress from both the Second and Third Avenue sides of the Midtown Parking Lot. The motion carried unanimously among the Council members present.

Mrs. Freenock noted that the size of the proposed parking spaces will require an ordinance change. The typical parking space will be 9 feet by 18 feet, with spacing for ADA accessible spaces being 11 feet by 18 feet. There will be an ADA accessible van space included in the lot. The number of ADA spaces allotted exceeds the number required by law.

Rick Larson and Angie Dart of R.W. Larson Associates reviewed the plans for rehabilitation of the Municipal Building and Fire Hall. There was discussion concerning what is absolutely needed to keep the buildings "warm, safe and dry" and what items could be postponed.

Discussion centered on the materials proposed to be used and the fact that the Municipal Building is on the Historic Register and that taxpayer funds are being used to complete the renovations. As a result, certain regulations are applicable and will result in higher project costs.

Mrs. Freenock stated that 2014 expenses appear to be lower than anticipated by approximately \$431,000; she asked that Council allocate that amount to the RACP projects. The Streetscape project will utilize 60% of the grant funds with the remainder going to the building projects. Larson's projection of probable costs is \$2,000,000 which exceeds the allocated amount by half. Adding additional funds to the building projects would increase the amount of work that may be accomplished now; it is cheaper in the long run to do as much of the work as possible at one time.

A motion was made by Mr. Harvey and seconded by Mr. Lewis to keep the total cost of the RACP project at 3.5 million dollars as previously instructed. The motion carried unanimously among the Council members present.

ADJOURNMENT

There being no further business to come before Council, Mayor Cashman declared the meeting adjourned.