

**St. Albans City Council
Minutes of Meeting
Monday, October 27, 2014
City Hall, Council Chambers**

A public hearing and special meeting of the St. Albans City Council was held on Monday, October 27, 2014, in City Hall at 6:30 pm.

Council Present: Mayor Elizabeth Gamache; Alderwoman: Tammi DiFranco & Aldermen: Chad Spooner, Tim Hawkins and Jim Pelkey.

Council Absent: Aldermen Scott Corrigan & Ryan Doyle.

Staff Present: Dominic Cloud, City Manager and Sue Krupp, City Clerk and Treasurer.

Visitors: See attached sign-in sheet.

1. Welcome and Overview of Evening: Mayor Gamache, Central Hallway
 - a. Open House/Tour of Project. Highlights to include vault space, accessibility issues, gym acoustics, energy efficiency, asbestos and new community room (Jim Cameron and Laz Scangas).

Mayor Gamache gave overview of agenda. Jim Cameron explained that the primary reasons for considering renovations to City Hall are to improve accessibility, address energy efficiency and other operational efficiency needs, storage issues and to identify how to make all spaces in City Hall more functional and useable in the future. Laz Scangas proceeded with the tour of City Hall.
2. Public Hearing on Proposed Renovation of City Hall.
 - a. Call to Order/Overview: Mayor Gamache.

Mayor Gamache called the public hearing to order at 7:00 pm.

Mayor Gamache noted that the following agenda item, “summary of presentation of proposed improvements” will also include City Manager, Dominic Cloud. Additionally, the agenda items for discussion will be combined into one segment.
 - b. Summary of Presentation of Proposed Improvements: Cameron, Scangas.

Mr. Cloud asked Mr. Scangas and Mr. Cameron if they could target their discussion toward changes that were implemented after receiving feedback at the last meeting.

Mr. Scangas noted that there are not any new changes to the second floor. He recalled a public comment from the last public hearing about the functionality of the stage. Based on those comments, Mr. Scangas explained that the two bathrooms proposed for the rear of the gym will be replaced with side stages and the bathrooms will be moved toward the front of the gym. This change will allow for easier access from the basement to the stage area and will not change any of the egresses in the plan. Mr. Scangas also noted a kitchenette that will be located in the gym for catering events and birthday parties.
 - c. Council Discussion of Proposed Improvements.
 - d. Public Discussion of Proposed Improvements.
 - e. Updated Financial Information, City Manager.

Mr. Cloud stated that the changes mentioned will not increase the cost of the project as no new equipment will be added. The overall project remains at \$2.3 million with the annual debt service ranging between \$140,000 and \$160,000 per year. Mr. Cloud explained that financial models for this

project are based on the current, FY 15 budget. If that same budget was rolled forward without any changes and if the project is approved, the City would begin its FY 16 budget at a 1% decrease in property taxes vs. a 3% decrease if the project is not approved. Mr. Cloud further reiterated that if the project is not done now, the issues of accessibility and efficiency will not go away and will become more costly. Mr. Scangas agreed that piecemeal any project is always more costly than completing a project as a whole.

f. Council Discussion of Financial Proposal.

Mr. Spooner asked Mr. Scangas what will be located where the ramp is located now exiting the gym and asked what was being sacrificed. Mr. Scangas responded that a small amount of storage may be sacrificed but will likely be able to find another place for it.

g. Public Discussion of Financial Proposal.

No public discussion took place.

h. Close Public Hearing on Proposed Renovation of City Hall.

Mayor Gamache thanked Mr. Scangas and Mr. Cameron for their response to public input. Mayor Gamache closed the public hearing at 7:17 pm.

3. Other Business.

Mr. Pelkey noted that on Wednesday, October 29th there will be holding a dedication for the County courthouse.

Mayor Gamache stated that there will be a ribbon cutting ceremony for the parking garage on October 30th at 2:00 pm and the parking garage will be officially open after the ceremony.

Mayor Gamache thanked the Recreation Department for their successful Glow Run event.

4. Adjourn.

A motion was made by Alderman Pelkey; seconded by Alderman Spooner to adjourn meeting at 7:20 pm. Vote was unanimous, 5-0.

Respectfully Submitted,

Kristen Smith
Administrative Coordinator