

April 19, 2010

The Gallipolis City Commission met for a second public hearing on the design of a new municipal building on Monday, April 19, 2010, at 6:30 p.m. at St. Peter's Episcopal Church, 541 Second Avenue, having complied with Section 9 of the City Charter.

The following members were present:

James A. Cozza, President
 James Jay Cremeens, Vice-President
 Lori F. Bailey, Member
 W. Matthew Johnson, Member

Others attending were:

Randall J. Finney, City Manager
 Annette M. Landers, City Auditor/Clerk/Treasurer
 Judge Margaret Evans, Gallipolis Municipal Court
 Randall G. Breech, P.E., Breech Engineering
 Justin L. Fallon, Vice-President, Gallia County Commission
 Melissa Clark, Gallia County Director of Economic and Community Development
 Michelle Miller, Gallipolis Daily Tribune
 Jeff Bassett, Peoples Bank
 Mick Howell, Peoples Bank
 Steve Dunfee, Farmers Bank
 Jeff Smith, Ohio Valley Bank
 Tom Wiseman, Ohio Valley Bank

Tom Gallagher	Jon Lynch	Gene Angel
Dale Sheets	Marvin Vanderberg	Bette Null Horan
Polly Wetherholt	Bob Marchi	Caroll Snowden
Dow Saunders	Angela Ferneding	Ronnie Lynch
Janet Johnson	Bill Gene Johnson	Dottie Chestnut
Bobbi Holzer	Claudia Miller	Beverly Dunkle
Clint Patterson	Beverly Walker	Jan Thaler

Commission President Cozza opened the public hearing on the new City Building. Mr. Breech went over the interior layout of the building, followed by presentation on two exterior designs. Both designs incorporate the same 18,000 square foot first floor. The first design, at an estimated cost of \$2.9 million, was a one-story design, with a 1,500 sq. ft. future storage area above. The other design, at an estimated cost of 3.4 million, had a two-story front tapering off to a one story height in back, which is similar to other historic buildings in the downtown. This design would include a 6,000 sq. ft. area above for future use. Both designs call for steel structures with brick exteriors. Mr. Breech explained the space constraints with the new building. The City is trying to arrange a land swap with the County to allow better access to the building. As things stand, the City plans to tear down Davis Hall to free space for parking. Judge Evans went over some of the security features that she will be installing in the new building.

A period of questions and answers followed the presentation. A couple of people objected to the look of the buildings. Other people said they were pleased with the design and encouraged the Commission to move forward. Mr. Snowden urged the adoption of the one-story building as the only one economically feasible for the City. Ms. Landers concurred with his evaluation.

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There was a discussion of the demolition of Davis Hall, with Ms. Holzer advocating having a special consultant evaluate the building. With bids for demolition due on Monday, there was little encouragement for this suggestion. Mr. Breech explained again that the space was needed for parking if the County should agree to the exchange of land. Mr. Breech and Mr. Finney both agreed that Davis Hall has deteriorated greatly in the past year, making the cost of restoration far greater than any possible benefit to our residents.

Another issue raised was the flow of traffic from First and Second Avenue to the new building and access to the French Art Colony. Traffic would generally enter the drive from Second Avenue and exit either onto First Avenue or possibly by driving behind and around the other side of the building if space allows. The French Art Colony would retain access from the alleyway to the back side of our building and onto their lot very similar to their current access.

Upon completion of the period for questions and answers, President Cozza invited residents to become involved by volunteering to serve on a committee to make decisions impacting the aesthetics of the outside of the building, such as the color of the bricks and the style of trim around the windows. The committee will be composed of the City Manager, Mr. Breech, a City Commissioner, and two residents selected by the Commission from those volunteering. Those interested were invited to call the City Manager's office. President Cozza thanked everyone for their attendance and input. The public hearing was adjourned.


Clerk, City Commission


President, City Commission