

THE CITY OF STREETSBORO, OHIO
SPECIAL FINANCE COMMITTEE MINUTES

Monday, October 10, 2022

This Special Finance Committee Meeting was called to order on Monday, October 10, 2022 at 8:00 p.m. by Justin Ring, Chairman.

PRESENT: Mike Lampa, Justin Ring, Jon Hannan, Jennifer Wagner, Julie Field, Steve Michniak

ABSENT: Anthony Lombardo

ALSO PRESENT: Glenn Broska, Mayor
Frank Beni, Law Director
Patricia Wain, Police Chief
Robert Reinholz, Fire Chief
Matt Miller, Finance Director
Bill Miller, Service Director
Justin Czekaj, Municipal Engineer
John Cieszkowski, Planning Director
Greg Mytinger, Parks and Recreation Director
Patrick O'Malia, Economic Development Director
Shawna Lockhart-Reese, HR Manager
Caroline Kremer, Clerk of Council

MOTION: TO EXCUSE MR. LOMBARDO.

Moved by Mr. Michniak, seconded by Mrs. Field. Upon voice vote, **motion carried.**

Special Business

T-7313 Authorize Design Proposal for the City Center Phases 1-3

Mr. Czekaj said this was to move forward with the "Building the Gateway" plan. He had sent an email last week that clarified the stages of the Building the Gateway plan and the phases of the City Center project [see attached]. The next step in the Building the Gateway plan was to start developing the City Center. He had received a proposal from Environmental Design Group (EDG), who also completed the master plan for the City Center parcel, to design phases 1-3 (which was everything except phase 4 (City Hall) and phase 5 (the development of the park area to the SE of the site). The administration hoped to get grant funding to build phase 5. Mr. Czekaj had a design cost for phase 5, and a probably cost of construction as well.

This design proposal for phases 1-3 included the fire station drive, the oval, the splash pad, bathroom, playground, any design that needed to be done for the sports field, the parking spaces in phase 3, and the miscellaneous things (signage, wayfinding, landscaping, etc.) This would give the City the opportunity to include in the annual paving program next year the paving of this work

along with other street paving for the year to realize cost savings by combining the work. Then the next phase after the paving would be for the playground, splash pad, bathroom, and sports fields. He expected these features to open by summer 2024.

The design proposal mentioned a \$4 million construction cost; a sizable chunk of that was in phase 3 for the parking elements. Depending on the availability of funds the administration may determine to do the parking with just gravel for now.

This design proposal would give the City everything to develop the site except the City Hall area and the phase 5 park area. He wanted to move forward with this to get the pavement aspect completed so it could be included in the annual paving program next year.

Mr. Ring asked about the costs for the phase 3 parking. Mr. Czekaj thought it might be around \$1 million because it was a lot of paving, grading, and stone work. Mr. Ring said one thing he liked about the proposal for the Building the Gateway plan when the administration presented it a couple weeks ago was that it was to be done in phases, slowly, when the City had the money so it wouldn't have to go out for bonds, while keeping a responsible amount of funds in the carryover above the minimum 25%. But now he was hearing that in 2022 and 2023 the City was looking to spend about \$8 million (\$4.5 million on these phases and \$3.5 million on the Parks and Recreation Community Center), which was all of the carryover except the minimum 25% that was required to stay available and unspent. Mr. Czekaj clarified that the City was phasing this out. \$400,000 was already set aside for paving for the fire station drive and the City may not need to build phase 3 right away at around \$1 million, so that would be about \$2.5 million. Mr. Ring was glad to hear that information because he, and a couple other Council Members, were not interested in spending every dime the City had so quickly; they wanted to be sure there was some savings beyond the minimum 25% for any emergencies or other unexpected expenditures and responsibly save up to build these things. They understood the City Hall would not be built for a few years.

Mayor Broska also clarified that the proposal today was just for the design for phases 1-3 so the City would have the information for most of the City Center, and then could parcel out the construction as money was available. He hoped to get the all-inclusive playground almost all privately funded and built with volunteer labor; maybe the City would just pay for the materials. The legislation today was just for the \$350,000 design, not the \$4 million construction costs, which Mr. Ring thought was a lot to come out all at once, so he was glad the City could pick the parts they wanted to do.

Mr. Czekaj noted the City had the boring information and the survey that was done when the fire station was constructed. He had included that in the cost of the design proposal although the City would want supplemental borings under the site of the proposed City Hall. He also had EDG, through the negotiations, agree to do separate bid packages instead of bidding it all as one.

MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL.

Moved by Mr. Lampa, seconded by Mrs. Field. Upon voice vote, **motion carried.**

T-7307 Amend 2022 Annual Appropriations [#14]

Matt Miller said this appropriation adjustment was for funding the design proposal just discussed. The money would be moved out of the 101- General Fund into the 401-81-Capital Improvement City Center Improvement line to track the expenses.

MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL.

Moved by Mr. Lampa, seconded by Mrs. Field. Upon voice vote, **motion carried.**

Announcements

The Regular Council Meeting will immediately follow this meeting.

There being no further business to come before this Special Finance Committee, and upon motion by Mr. Lampa, seconded by Mrs. Field, this meeting adjourned at 8:12 p.m.

ATTEST:

Caroline L. Kremer, Clerk of Council

Justin Ring, Chairman