



MINUTES OF THE CITY COUNCIL WORK SESSION
held Wednesday, July 15, 1998 for the purpose of meeting with post office officials.

The meeting began at 8:07 p.m. It was held in the Multi-Purpose Room of the Community Center.

PRESENT WERE: Council members Edward V.J. Putens, Rodney M. Roberts, Alan Turnbull Thomas X. White and Mayor Judith F. Davis.

STAFF PRESENT WERE: Michael P. McLaughlin, City Manager; David E. Moran, City Clerk and Celia Craze, Director of Planning and Community Development

ALSO PRESENT WERE: John Hyater, Postmaster; John Turpin, Postal Service Real Estate Specialist; Rex Harvey, Postal Service Architect; Sheldon Goldberg, Judith Thompson, Ralph Edinger and Matt Moraff, Windsor Green; Kerana Todorov, Gazette; Altoria Ross, News Review; Andre Gingles and Paul Weinshank, Peterson Companies and Lester Whitmer.

Mr. Turpin began by outlining the process being followed by the U.S. Postal Service to identify and select a location for a new post office. He stated that the Postal Service planned to maintain a retail presence in Roosevelt Center. Mr. Harvey presented a 10% design plan.

Mr. Putens stated that he hoped for a one or two acre buffer. He expressed concern about the chain link fence.

Mayor Davis asked about a screen wall. Mr. Harvey responded that it would be a solid wall and the wall would have the same treatment as the building. Mayor Davis asked about the number of parking spaces. Mr. Harvey responded that the parking lot was based on Postal Service specifications. Ms. Davis indicated that perhaps parking could be reduced to create a larger buffer. She also hoped that the trees behind the existing bank building would be saved.

Mr. Roberts asked if the building was a standard design. Mr. Harvey responded that this was a combination of both a standard design along with some modifications because of specific site issues. Mr. Harvey indicated that the buffer was approximately a 2 acre. Mr. Roberts also wanted to increase the amount of buffer.

Mr. Turpin stated that the building was 19,000 square feet with 3,800 square feet in the lobby and retail area. Mr. White asked about changing the orientation of the building.

Mr. Turnbull thanked the postal service for talking to the city at the 10% stage and asked about roofing. Mr. Harvey responded that the roof is usually flat and the specific design is left up to the builder. Mr. Turnbull asked about windows. Mr. Harvey responded that windows are a security issue and would not be used other than in the retail area and lunch room.

Ms. Davis hoped the facade design would be similar to the other buildings in the area. Mr. Putens also favored changing the orientation of the building and believed the building should be more rectangular in shape. He expressed concern about the access onto Hanover Parkway, because of the traffic and congestion.

Sheldon Goldberg asked about the height of the building. Mr. Harvey responded that the building would be 18-22 feet and indicated that the whole facility would be below the hill. He asked why the facility had grown from 2 to 4 acres and why. Mr. Harvey responded that standard Postal Service specifications drove the design. Mr. Goldberg responded that Windsor Green was relatively pleased with the facility.

Mr. Turnbull raised the issue of lighting. He also suggested maximum landscaping and tree preservation. He also requested that the storm water pond not be fenced so it could be enjoyed as an amenity.

Mr. Moraff raised a question about covenants. Mr. Manzi responded that the city would be the responsible body to either enforce or modify the covenants.

Mr. Hyater again committed to maintaining a retail presence at Roosevelt Center. He indicated that the new facility was desperately needed. Mr. Hyater stated that other than a few additional clerks and another supervisor, there would not be a significant personnel increase and he did not see a need for any additional routes. When asked about trucks, Mr. Hyater indicated that they would be no larger than 22 tons.

Mr. Putens asked about the time-frame for construction. Mr. Turpin responded that the Postal Service hoped to acquire the site by September 12 (the end of the postal service's fiscal year). Mr. Harvey indicated that it was also hoped that construction funds would be committed this year.

Mr. McLaughlin asked if the stormwater pond could be eliminated by directing stormwater across the street to the regional storm water facility. Mr. Harvey responded that they would investigate this. Mr. White again expressed concern about the building orientation and wanted the retail portion oriented to Ora Glen. Mr. Putens agreed and again asked for more buffer.

Ms. Craze believed that the site could be tightened to create additional buffer. Mr. Turnbull agreed that the parking area could be reduced to create more buffer. Mr. Putens hoped there would be interior landscaping and islands in the parking lots.

Mayor Davis thanked the postal representatives for their presentation and hoped they would seriously consider the city's ideas.

Bollards

Ms. Craze outlined the proposal for a permanent solution in place of the bollards on Hanover Parkway. Council suggested that staff prepare some graphic designs and share them with the homeowners.

Miscellaneous Items

Ms. Craze presented a proposal from Patrick Hare for consulting services on the Green Ridge House parking situation. Council discussed the proposal. There was not a consensus to proceed with Mr. Hare's proposal.

The meeting was adjourned at 10:35 p.m.

Respectfully Submitted,

David E. Moran