

**DOVER TOWNSHIP
BOARD OF SUPERVISORS MEETING
WORK SESSION
FEBRUARY 23, 2015**

The Dover Township Board of Supervisors work session meeting for February 23, 2015, was called to order at 6:00 PM by Chair Matthew Menges in the Meeting Room of the Dover Township Municipal Building. Supervisors present were Matthew Menges, Monica Love, Charles Richards, Stephen Parthree, and Stephen Stefanowicz. Other Township Representatives in attendance were Laurel Oswalt, Township Manager; Terry Myers, Township Engineer; Wayne Latchaw, Township Facilities Crew Chief; Charles Farley, Township Public Works Director; and Trena Hall, Recording Secretary. John Rea was in attendance from C.S. Davidson. There were no citizens in attendance. This meeting has been recorded for minute purposes only.

This work session was on the discussion of the Master Facility Plans for the Community Building and the Public Work's Garage.

Community Building

John Rea, a Structural Engineer with C.S. Davidson, presented a summary of recommendations and cost estimates for the Community Building. Last summer he met with Manager Oswalt to discuss the concerns of utilizing space and meeting the needs of the active organizations using this facility. Through a survey and meeting with some of the organizations, Mr. Rea and Manager Oswalt found that the provided space is being utilized to the maximum. Safety concerns that were found are as follows: The hallways and maintenance closets are turning into storage areas. The Fire Department's floor surface needs to be replaced. The emergency generator is aged and not sized appropriately for the whole building. Sidewalks are needed on the Senior Center side. Speed bumps and crosswalks are needed to help control the concerns of speeding. The roof and vestibule areas need to be replaced or redesigned. Better signage is needed for the offices and the Fire Department's driveway. When larger events are held more parking and rest rooms are needed. Create a new entrance off of Wheatland Drive.

C. Richards inquired if a connection through the park to Wheatland Drive is possible. Terry Myers noted that there is not currently enough space and this would create a short-cut for motorists.

C. Richards questioned if the 110' x 30' proposed storage space would be large enough. The allotted space only allows for this size building, but more space could be added by going higher. The proposed building would have a set of double doors extending into an internal hallway with doors cutting off of the hallway to the individual units.

Wayne Latchaw noted that the Community Building still has the original roof from 1990. The roof is in bad shape because snow blowers were used to remove snow instead of shovels. The roof is not worn, but it is damaged and rusting in many spots. The roof is a 50 year metal hurricane roof with lockdowns. The provided costs are estimates only to replace what was

originally installed or to seal coat the entire roof. This project could be completed in sections. Mr. Latchaw does have in his 2016 budget to look into an epoxy type coating. John Rea and Chuck Farley have the names of two different companies who would like to come speak to the Township on some of the needed improvements.

Terry Myers spoke on the 22 acres that Terra Vista is looking to transfer to the Township. C.S. Davidson has proposed three, 75'x120' sized soccer fields, a walking trail, pavilions, and parking spaces for 170 vehicles. Traffic could come off of Natalie Drive. Vehicles will not be able to travel through from Lehr Park to this new proposed area. C. Richards inquired about baseball field space. John Rea noted that according to the survey, the baseball organizations have adequate space and lacrosse organizations asked for a regulation sized field. These new fields will need to be tiered in this allotted space.

Public Work's Garage

An overview of the "Master Plan" from 2011 noted that an addition to the Township Building would be on the east end and continue across Municipal Road with cutting off part of the roadway to have two cul-de-sacs. In August of 2014, the current Board did not agree with this plan but noted that additional office and storage space was needed. Currently the Board is in discussion to build a new storage building on the other side of Municipal Drive. Cost estimates are being gathered for both steel and wooden structures.

Mr. Rea provided some information for both types of structures. Both structures are very close in price for the same suggested size. The price difference is mainly on the interior work. A wooden pole building can be a little more expensive and there could be less usable space in the roof area because of the need to seal off the space below the wood trusses. Warranties for a wooden structure can also be more costly to cover water damage, insect problems, etc. A metal building would not have as many maintenance issues and is easier to repair. More space could be gained in a metal structure because the roof structure is shallower. Both structures would have the same kind of panels, exterior surfaces, and roof material. The foundations are also very similar.

Mr. Rea noted that the solar panels would work best on the metal structure because the roof is lower sloped and has a more flat contour allowing the whole roof to be utilized. The wooden structure has a steeper sloped roof, only allowing one side to be utilized. The Township has a good southern exposure for the solar panels and the solar panels should be tilted for the maximum amount of energy to be received.

S. Stefanowicz questioned the interior usable space of a steel building with columns. Mr. Rea noted that there are ways to maximize the space.

Terry Myers noted that the steel structure would need about 5,300 cubic yards of material excavated while the wooden structure would need about 8,000 cubic yards removed. The finished floor would be about 4' above the street. The price difference to excavate would be around \$30,000.

C. S. Davidson recommended having a road come out from the salt dome to cross back and forth to buildings.

M. Love inquired on the footage of the two structures. The wooden structure is around 26,400 square feet with a separate flammable storage building and the metal structure is around 28,000 square feet.

Mr. Rea and Mr. Myers will gather contact information for other area businesses with these examples of structures so the Board can visit. Board members were asked to extend any questions on this matter to Mr. Myers.

With no further comments, the work session was adjourned by Chair Menges at 6:58 PM.

Respectfully submitted by:

Trena M. Hall, Township Secretary