

**DOVER TOWNSHIP
BOARD OF SUPERVISORS MEETING
WORK SESSION
AUGUST 24, 2015**

The Dover Township Board of Supervisors work session meeting for August 24, 2015, was called to order at 6:35 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 Stefanowicz, and Stephen Parthree. Other Township Representatives in attendance were Laurel Oswalt, Township Manager; and Trena Hall, Recording Secretary. There were no citizens in attendance. This meeting has been recorded for minute purposes only.

S. Stefanowicz provided information that he had collected to help with the decision making on the Public Works Garage.

S. Stefanowicz created a list of questions and spoke to all of the Crew Leaders and other Staff. His basic findings were as follows: **1.** building will be used for the storage and maintenance of vehicles and equipment; **2.** normal use of building is Monday through Friday, hours of 7am-3pm and less than 2 hours a day are spent in building; **3.** a wash bay is needed; **4.** building would need heating and cooling if there would be offices; **5.** security is needed 24/7; **6.** building does need heat for many reasons; **7.** a lunch room could be used but can remain in main municipal building; **8.** showers are not used by many but (1) should be available in each gender bathroom; **9.** a resting/sleep area does not need to be in this building but if one is allotted, the space should be made available to use for other reasons; **10.** the building should only be built to house the current amount of equipment/vehicles plus an additional piece of equipment/vehicle for each department, for the future; **11.** proper storage space for oils and hazardous materials; **12.** space for an overhead crane or for a forklift, a meter testing area, a loading dock, additional maintenance and fabrication shop; **13.** area for a future mechanic; **14.** provide good lighting for safety reasons and spacing of vehicles/equipment; **15.** enough accessible garage doors; **16.** have plows and other adequate accessories directly at the vehicle/equipment it belongs to; and **17.** provide the ability to hose down the shop floors. S. Stefanowicz was unsure if the grader needed to be stored inside or outside.

Other considerations were: **1.** insulation R30-R40 in roof/ceiling and R25-R30 in walls with thermal break; **2.** insulated garage doors with a row of windows; **3.** white interior walls for brightness; **4.** good lighting with individual switches; **5.** a wanescoating in different color on outside for ease of repair; **6.** power building to stand alone in a power outage, example: run off of solar (batteries and to reduce electric consumption); and **7.** the orientation of the building.

Some staff questioned if the gasoline and diesel pumps would be relocated to the new facility. The tanks are should still have a good life if they are not moved. Staff was unsure for the best use of space coming in and out of the building. Some believed a pull-through would be best.

It was suggested to insulate and heat the Morton Building and make it two sizes bigger. This could eliminate building a larger building or just building a smaller building with a defined purpose and repurposing the surrounding buildings. The wash bay could also be separate from the garage.

S. Stefanowicz presented two examples of buildings with some features and warranties. Also provided was wood and steel building frames.

S. Stefanowicz would like to see this Board move forward with this project. The Board needs to see what options are available with costs and decide if a whole new building is needed or a smaller building with repurposing the current surrounding buildings. C. Richards clarified that the new building would have the capability to be expanded.

Chair Menges noted that the main priority of this building is storage, a wash bay, and an area to have maintenance work completed safely.

This discussion can continue under old business during the Board of Supervisors meeting.

With no further business, the work session was adjourned at 6:58 PM.

Respectfully submitted by: _____
Trena M. Hall, Township Secretary