

**DOVER TOWNSHIP**  
**BOARD OF SUPERVISORS MEETING**  
**Work Session Minutes**  
**December 13, 2010**

The Dover Township Board of Supervisors held a work session on Monday, December 13, 2010, which began at 6:00 PM in the Meeting Room of the Dover Township Municipal Building. Dover Township Supervisors present were Chairman Curtis Kann, Madelyn Shermeyer, Michael Husson, Duane Hull, and Monica Love. Laurel Wilson, Township Manager; Kristal Narkiewicz, Recreation Director; Terry Myers, Township Engineer; and Dawn Slegel, Recording Secretary were also present. Bill Sauers, Structural Engineer for C. S. Davidson, Inc.; Mark Shermeyer and Danika Dallam of SAA Architects in York were in attendance at this work session. Three citizens and a news reporter were also present.

The purpose of the work session was to discuss the preliminary designs for the reconstruction of the Carousel Building at Brookside Park.

Mr. Shermeyer and Ms. Dallam had three display boards for their presentation which consisted of a site plan, a floor plan, and a construction plan. Ms. Dallam is the project architect.

Mr. Shermeyer reported that the replacement building would be an all steel structure with windows and siding. The diameter of the building will remain the same as the existing Carousel Building. According to the Building Code, the building will maintain a level of occupancy less than 300\* and will not require an automatic sprinkling system.

Ms. Dallam stated that the restrooms are not required in the new facility because there are existing restrooms located on the premises. An accessible path from the Carousel Building must be created to the restrooms. The entrance to the Carousel Building would remain at the same location only defined better creating a buffer from any traffic in the area and establishing a relationship with the adjacent concession stands. A suggested idea was to develop a brick patio with engraved bricks. Raised planters would create the buffer area. The building will be a segmented structure. Each segmented bay will have four windows with corner trim on each side. There will be double doors for the main entrance and also a pair of doors toward the playground side and doors to the rear where there will be a small catering kitchen and mechanical room. The catering kitchen will not have a full size front wall. The mechanical room does not have a whole wall to the peak. A seating layout was shown with 7 foot diameter tables and 10 people per table for a total seating arrangement of 190 people. The maximum occupancy is 300 people\*. The concrete floor will lend to a carousel radial type pattern. The columns will be around the building perimeter. A diversion from the original structure will take place in the color scheme. In showcasing the building, they suggested pulling out some red accents with a cinnamon red colored roof, pale tan colored siding and dark green trim accents. Two other renderings were proposed. One displayed a green roof matching the green trim. The other proposal showed the same pallet of colors as currently exists. The interior would remain white with the ceiling painted a sky blue color giving the illusion of the open air.

Chair Kann questioned the elevation change to achieve a level floor.

\* *The Carousel Building occupancy is 300 (correction of 1/10/11).*

**Work Session Minutes of 12/13/10 - Page 2.**

Ms. Dallam replied that there would be a totally new slab formed.

Mr. Myers noted that each beam will have its own foundation.

Mr. Sauers reported that the new structure will be basically a maintenance free facility when completed.

Supervisor Husson suggested boxing in the steel beams with wood to make it appear in its original state. He was not in agreement with the kitchen and storage areas. Enough facilities exist for rent with these areas.

Mr. Myers stated that this work would be stubbed out, but would be eliminated from the original contract. This could be completed for future additions.

Ms. Narkiewicz explained that she would like to do the buy-a-brick program to establish a patio outside of the Carousel Building for a picnic table area. People will be able to buy a brick and have their name engraved on it or whatever they want on the brick. It will become a part of history. It will cost \$50.00 for two lines on a brick and \$75.00 for three lines on a brick with 15 letters per line. It will be a fundraiser and also help beautify the park. This will provide more of a park setting.

Supervisor Hull questioned the removal of the shed.

Ms. Narkiewicz responded that the shed will be removed or moved to another location.

Thomas Fadely, 4331 Davidsburg Road, the Second Vice President of the Dover Lions Club, commented that the Club is interested in getting involved in a community project. He noted that he liked what has been presented this evening. He would like for the Lions Club to be a part of this project. This new building would be a nice place to hold their meetings.

Chair Kann questioned whether Baughmans could perform the engraving on the bricks.

Supervisor Shermeyer replied that she would be willing to check with Baughmans.

Manager Wilson asked whether the brick concept was acceptable to the Board because the Recreation Director would like to put it in the Township newsletter.

The Board agreed that they supported the buy-a-brick program.

Mr. Shermeyer suggested that the window be priced with the dividers in between the panes and also with the dividers pasted on the outside panes.

Supervisor Hull inquired about heat in the building.

Mr. Shermeyer responded that infrared heat had been discussed.

**Work Session Minutes of 12/13/10 - Page 3.**

Ms. Narkiewicz noted that Building No. 1 has propane heat. The heat may have to be phased in later.

Supervisor Hull suggested radiant floor heat so the heat does not escape to the ceiling.

Supervisor Shermeyer stated that overhead fans will need to be installed to keep the heat lower.

Mr. Shermeyer reported that they will have to provide cost estimates on various heating options.

Supervisor Love questioned the color scheme with the green trim in comparison with the trim on the other buildings.

Ms. Narkiewicz responded that she would like to see some more color added to this building.

Ms. Dallam added that she can supply color samples.

Supervisor Hull recommended a metal roof that has metal shingles.

Ms. Narkiewicz noted that the metal roof would be covered with asphalt singles to resemble the other building in the park.

Supervisor Shermeyer commented that there are tree limbs that fall on to the roof and may cause damage to the metal roof.

Mr. Shermeyer replied that is a question to ask the suppliers.

Ms. Dallam questioned the Board's acceptance of the overall design of the building.

Ms. Narkiewicz explained that the high windows in the catering area will keep the whole window concept, but will eliminate the eyesore behind the building.

Supervisor Hull remarked that this building will be able to be rented year around.

Mr. Myers asked for the Board Consensus to move forward with establishing a schedule and continuing forward with the design and the additional questions that need to be answered.

The Board gave their consensus to move forward.

Chair Kann thanked the Dover Lions Club Members for attending. He added that the Township looks forward to their help and support with this project.

Chair Kann concluded the work session at 6:56 PM.

Respectfully submitted by:

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Dawn D. Slegel, Secretary