

**DOVER TOWNSHIP
BOARD OF SUPERVISORS MEETING
WORK SESSION
MINUTES
NOVEMBER 25, 2019**

The Dover Township Board of Supervisors' Work Session Meeting for Monday November 25, 2019 was called to order at 6:00 PM by Chairperson Stephen Stefanowicz in the Meeting Room of the Dover Township Municipal Building. Supervisors present were Stephen Stefanowicz, Stephen Parthree, Charles Richards, Michael Cashman and Robert Stone. Township Representatives in attendance were Terry Myers, Township Engineer; Cory McCoy, C.S. Davidson; Laurel Oswalt, Township Manager; Michael Fleming, Township Public Works Director; John McLucas, Township Zoning Officer; Chalet Harris, Parks and Recreation Director and Katina Wagner, Township Receptionist. This meeting is being recorded for the purpose of minutes only.

This work session is being held for the purposes of discussing the Log House Repairs at Dover Community Park

Manager Oswalt informed the Board of Supervisors that John Rae, Project Manager with C.S. Davidson is attending tonight's meeting to present the Structural Condition Assessment for the Dover Area Community Parks Log House.

John Rae stated that there is no immediate concern however it does have a lot of significant maintenance that needs to be done to keep it safe and allow it to remain open to the general public to utilize the Log House the way that we do currently. Contractors that do work on 200-year-old homes are very specialized and are hard to come by, which makes the work very expensive.

John Rea informed the Board of Supervisors that because of the creek that is behind the Log House, the building is in the flood plain. By following the Township Codes and Ordinances if you do more than 50% of the fair market value of repairs to the structure FEMA floodproofing becomes a requirement.

John Rea stated that the first floor of the building is high but everything in the basement would have to be relocated. Meaning the hot water tank, electrical panel and HVAC system would all need to be relocated to the second floor. The second floor's use for park services and programs brings up a floor framing issue, the span is too far and would not be able to be rated for commercial use. This means the floor would have to become non-occupiable space.

John Rea stated that if the Township would choose to renovate the Log House and move the utilities to the second floor, the floors would need to be strengthened to permit access to the utilities for maintenance. Although they did not perform an in-depth inspection of each individual log, they estimate the current need to replace approximately 12 logs with an average

estimate at \$100,000.00, and reconstruction or strengthening measures taken in several other smaller isolated areas.

John Rea informed the Board of Supervisors that another option would be to tear down the Log House that currently sits on the site and build a new structure on the existing foundation that is there. Then the second floor could be designed for parks uses and the utilities could be moved to the attic to make more “useable space” on both floors.

R. Stone asked the question as to why the Log House was at that location. C. Harris stated that the Log House was relocated there in 1980 as part of an oral history club project with the Dover Area School District. The Log House is not local to Dover.

S. Stefanowicz asked if the Township would like to have a Log House rebuilt in this location, verses relocating it to the new Eagle View Park. Manager Oswalt did ask John Rea to look at the Barn foundation at the new Eagle View Park to see if the foundation of the Barn could be used to build a new structure. John Rea did not recommend that be an option, but the Township could salvage the stone from the existing Log House foundation and use it for a new structure.

R. Stone stated that with all the budget constraints with the bridges and a new park he is unsure whether this is a priority at this point, it may be better to take it down and put it on a long-term strategic plan.

C. Harris expressed a concern if the Log House would be taken down that there would be nowhere to store all the Summer Playground equipment. The space was also used as a meeting space for several programs.

C. Richards suggested to rebuild a rental space on the barn site that could be rented for weddings overlooking the new park in the future.

Manager Oswalt mentioned that the Log House is a sacred place for many Dover Township residents along with a lot of the sports groups that hold events there. Like the Carousel Building in Brookside Park, it makes the Park unique. Whether it be a Log House or different type of building that is built it should have a unique feature that people have come to expect in Dover Township.

M. Fleming stated that it might be a good option to not tear down the Log House and just not occupy the space for now.

The Board of Supervisors recommended to not put any money into the building as it stands today, just use it as first floor storage for the time being.

Manager Oswalt expressed a concern if the building would start to fall down the risk that would be involved due to the park still being used for events and the possibility of someone getting injured.

John Rea stated that there is no immediate danger of the building collapsing in the next year. Although if there is a heavy enough snow that it might set the roof down. It is recommended that it should be inspected on an annual basis to ensure the safety of staff going in to retrieve the items being stored.

S. Parthree suggested that when the new building in the new location is being built that we use some of the materials from the existing Log House for some of the features in the new building.

John Rea agreed that it would be a good idea to reuse materials for features in a new building, such as the stone chimney's, mantels and the beams in the floors. This would tie the two building together.

J. McLucas asked the question that if there is a structurally deficient building to be condemned, we would ask that an engineer sign off on it to be sure that it is habitable, who is going to certify that the Log House is safe?

John Rea stated that with the storage area and restricting the activities around the building that he is not worried that the building will collapse in the next year, he would be comfortable stamping it for the time being.

C. Harris mentioned that she could relocate all the Township activities that take place in the Community to limit public use.

John Rea stated that there are a lot of little issues with the existing Log House. It will more than likely stay standing for several more years; However, to continue to use the building as a rental space means work must be done.

R. Stone suggested that the Township have the Log House inspected every Spring and move forward and reexamine in a year or two. R. Stone also stated that he thought the idea of moving the activities currently being held in the Community Park to a different location is a great idea.

M. Fleming stated that the Township has taken steps to repair the electric and the repairs being done will also work without the Log House being there. The Park will still have electric service with or without the Log House.

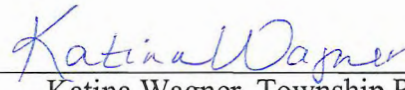
M. Cashman mentioned that he envisioned a multipurpose rental space. There is one located in Lancaster County that has a lot of co-worker space that has multiple cubicle spaces, a large open space and a photography wall that can all be rented.

C. Richards asked what an average cost would be to build a building on the Barn site.

John Rea stated that the Township would have to meet the commercial code and based off the numbers he presented for the new building Appalachian Log Home would be an estimated cost of \$300.00 per square foot.

With there being no further questions or business, the Work Session was adjourned by Chairman Stefanowicz at 6:45PM

Respectfully submitted by:



Katina Wagner, Township Receptionist