

**MINUTES
WORKSHOP
DOVER CITY COUNCIL
CITY COUNCIL CHAMBERS
WEDNESDAY
MAY 26, 1999
7:00 P.M.**

Council Members Present: Boc, Perry, Berry, Wilson, Schmidt, Johnson, Reese and Rawding. **Council Members Absent:** Landry

Mayor Boc explained that the Council will hear a presentation regarding Item 1B first and then go on to the budget discussion. He also stated that the Council will vote to go to a non-public session at the end of the meeting.

1. DISCUSSION RE:

B. Public Works Facility

Community Services Director, Mike Bobinsky, began the presentation by introducing the consulting team from the Maguire Group/DMG Maximus including Barry Kimball, Roger Thompson and Jeff Shainborn. He also introduced the members of his staff in attendance who were involved in the Space Needs Analysis process and also mentioned other staff members not in attendance. He stated that staff members from Police and Fire were also involved in the analysis process.

Bobinsky then reviewed the history of the effort to relocate the public works facility. He stated that in 1990 the Coheco Waterfront Report mentioned potential sites for the relocation of the facility and stated that it was a necessary step in the redevelopment of the waterfront area. He stated that the design/construction has been in the CIP document for the last 6 years and the funding for this Space Needs Analysis was approved by the Council in the FY98 budget. In the fall 1997, the Council approved the purchase of 14 ½ acres of land on Durham Road per the recommendation of the selection committee. He stated that both the staff and the Maguire Group evaluated the land relative to environmental concerns and found it to be suitable.

Bobinsky went on to discuss the substandard condition of the River Street facility citing poor ventilation, water run-off into offices, poor vehicle storage areas, and an unprofessional appearance. He stated that the Chamber of Commerce has stated that the River Street facility needs to be relocated for future economic development of the water front area. He concluded by stating that he feels the Space Needs Analysis process gave everybody involved a good view of exactly where we are today and where we would like to be in the future.

He then introduced the Maguire Group/DMG Maximus staff to review the Report. (SEE 05/26/99 Meeting Folder.)

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At the conclusion of the presentation Mayor Boc opened the floor to questions from the Council.

Boc asked why vehicles need to be stored inside?

Roger Thompson stated that sanding/salting trucks can be stored inside fully loaded, and therefore be ready to dispatch immediately. He stated that currently, the trucks have to be warmed up for at least 20 minutes before they can get on the road if they are stored outside. Discussion ensued regarding the pros/cons of storing vehicles inside.

Boc then asked about the \$25,000 cost of the Recycling center.

Bobinsky stated he agrees that this is high and was a quote of a prior consultant which contained amenities that are not necessary.

The Mayor asked what type of building it would be?

Mr. Thompson stated that the main building would be pre-engineered structural steel with 30' high ceiling. The administrative wing would be a one story structural steel with split block façade. He stated that the building would have to meet ADA, OSHA, BOCA codes etc.

Schmidt asked about the cost of computer equipment for the new building?

Roger stated approximately \$25,000.

Schmidt went on to state that the current building burdens the staff, degrades the equipment and is an inefficient use of space.

Roger stated that previous clients have stated there has been a 15% increase in productivity and feels that it would pay for itself in 10 years.

Bobinsky stated that the existing site also has to compete for use because of the parking permits issued for area businesses on River Street as well as the construction of the skateboard park. He stated there have been several near misses involving city trucks with private vehicles/pedestrians.

Finance Director, Jeff Harrington, stated that he agrees that there would be a payback within 10-15 years and the expected life of the new structure would be 40-50 years. He stated that money will have to be put into the old building if something isn't done.

Earl Goodwin, member of the Solid Waste Advisory Commission, presented a handout regarding the future of the recycling center.

Discussion then ensued regarding the use of the Middle School Building for various administrative offices. The consensus of the Council was that the cost of the new facility as presented was too expensive and included too many amenities. Bobinsky was asked to come back with a proposal for a bare bones facility. Mr. Beecher was asked to review the space needs for the city as a whole.

RECESS/RECONVENED

A. Budget

Mr. Beecher reviewed a handout outlining \$500,000 in net reductions to the proposed budget per the Council request.

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Consensus of the Council was that due to the fact that a Non-Public Session was necessary, it would not be feasible to begin a budget discussion at this point.

2. Other Business

3. Adjournment

Perry moved to go into a non-public session, seconded by Berry. Motion passed on a 7-1 vote, Johnson opposed.

Valerie A. French
DEPUTY CITY CLERK