



MINUTES OF THE CITY COUNCIL WORK SESSION held Monday, October 28, 2002 for the purpose of discussing expansion of the Public Works facility.

Mayor Davis called the meeting to order at 8:11 p.m. It was held in the Council Room of the Municipal Building.

PRESENT were Mayor Judith Davis and Council members Alan Turnbull, Edward V. J. Putens and Rodney Roberts.

ALSO PRESENT were Michael McLaughlin, City Manager; Kenny Hall, Director of Public Works; Bill Phelan, Assistant Director of Public Works; Carolyn Clemens, Superintendent of Operations; Scott Grice, Architect; David E. Moran, Assistant to the City Manager; and Maniko Barthelemy, the Gazette

Mayor Davis announced three information items and Mr. Putens indicated he had one item. Mr. McLaughlin announced that designs were 60% complete. Mr. Hall introduced the architect for the project, Scott Grice.

Mr. Grice began by providing an overview of the site plan. He noted that the initial phase would be to install the pre-engineered buildings. Public Works staff would then be temporarily moved to one of the new buildings while the existing administration building and trailer are removed and a new administration building is built.

Mr. Grice stated that an emergency generator would be installed. There would also be a rain garden that would serve as both an amenity and a bio-retention facility. Mr. Grice indicated there would be a vehicle wash facility with a water recycling system. He noted that all fire systems, alarm systems and sprinklers would be upgraded in the existing maintenance building.

Next, Mr. Grice highlighted some of the Agreen@ elements of the new facility. He noted the geothermal heat pump system and energy management system. He highlighted some of the interior items including skylights, thermal and infrared sensors tied to lighting components to reduce electric consumption, low-use toilet fixtures and automatic sensors to reduce water consumption. He also indicated that bio-diesel heaters would be used in the out building instead of the recycled oil heater mentioned at an earlier meeting. Mr. Grice stated that recycled building materials would be used where possible including recycled carpet materials.

The architect said contractors would be required to operate in an environmentally sensitive manner. The building contractor would also have to implement an air quality plan for its workers.

Mr. Roberts asked about the access point near the recycling center. Staff responded that this would only be used to work on the generator. Mr. Roberts asked about

landscaping. Mr. Phelan indicated that no trees would be lost to build the new pre-fab buildings. He noted some landscape materials would be moved when building the new administration facility but these would be replaced.

Mr. Turnbull asked why natural gas was being used in the pre-fab building instead of geo-thermal. Mr. Grice responded that the number of wells required did not make geo-thermal cost effective.

Mr. Putens asked if the lighting was the new natural light. Mr. Grice responded yes. Mr. Putens reported that there were automated lighting systems at his workplace, and they functioned well.

Mayor Davis noted that Capitol Office Park had expressed concern about the appearance of the Public Works facility. Mr. Hall responded that the appearance should improve since much of the equipment would now be under cover. Mayor Davis asked that staff inform the Chesapeake Bay Foundation. Mayor Davis asked how the building would breathe. Mr. Grice responded that air exchangers with sensors would automatically bring in air when necessary.

Mr. Roberts expressed concern about the landscaping on the lake park side near the dam. Mr. Phelan believed staff could put landscaping in at that location. Mr. Turnbull suggested some trellising on the building.

Mr. Turnbull asked about using porous paving materials instead of asphalt. Mr. Phelan responded that given the heavy industrial use at the site, asphalt pavement and a method to treat the runoff might be a better system.

Mr. Grice then reviewed the cost estimates. He stressed that a 20% contingency was included with the cost estimates. Mr. Grice reported that certain permit fees and the cost of rental furniture was not included in the estimates.

Mr. McLaughlin noted that \$2 million was available from the bond issue. He indicated that the City was seeking grant funding opportunities from EPA, Chesapeake Bay Foundation, etc. Mr. McLaughlin also noted that this project should help reduce the cost for the Attick Park restrooms.

Staff indicated that it hoped to bid the project in December.

Information Items

Mayor Davis announced that the City had received awards from Citizens Concerned for a Cleaner County. She reported that the Hanover Parkway post office site plan was approved by M-NCPPC. The Mayor also reported on a conversation with County Council Chair Shapiro regarding planning and zoning legislation.

The meeting was adjourned at 9:40 p.m.

Respectfully submitted,
David E. Moran
Assistant to the City Manager