

# Minutes of the Meeting of the Avon Township Facility Planning Task Force

27 April, 2009

Avon Township Hall

**Present:** Ken Mergen, Steve Himsl, Ed Springer, Jr., Eric Linn, Marcy Heinen, Roger Nelson, Zoe Graul, Lee Larkey, Steve Plantenberg, Stephen Saupe, Richard Bresnahan, Gerry Kremers, Kelly Martini, John Merdan

**Call to Order** – Chair Steve Plantenberg called the group to order at 7:00 PM and handed out an agenda.

## **Business**

1. Plantenberg opened up asking for more comments concerning the Collegeville facility. Overall, there was agreement it was a good model with the exception that some of the conference room space could be used for more storage and more working area in the office. Also, the storage area could be larger. In addition, a larger property would be desirable to include salt storage, etc.
2. Himsl suggested the possibility of a basement, depending upon the site & cost.
3. The group consensus is that there is no need to visit any other facilities.
4. Land acquisition update – Larkey reported on a potential Schwalbe (sp??) site which is three acres. It has a good location and wouldn't take prime ag. land out of production, but it is at the threshold size. In addition, lots of earth moving that would be required, and there are a variety of regulations that may need to be addressed (zoning, shoreland overlay, building height limited to 12 feet). There was discussion of a possible 15 acre site on Cty Rd 9. The advantages of this site are a larger size of the property, good location near St Anna, height and sidewall construction would not be limited, and the township could lease any extra ag. land that is not developed. Bresnahan reported that the owner is interested in selling to the township.
5. Plantenberg provided an overview of construction options and building life cycle. The Collegeville building is essentially a fancy 'pole building' (category A on the handout provided) – concrete slab on grade (ca. \$60/sq ft), wood framed steel utility building construction.
6. Larkey suggested fuel storage and fire hazards associated with the maintenance facility might be good reason to have two buildings. We outlined the advantages and disadvantages of having two buildings vs. one. A third option is to have a vestibule to connect two buildings. A geothermal system was suggested, but cost may be a factor.
7. Plantenberg provided an overview of construction delivery systems available to public entities (*i.e.*, Competitive hard bid, Construction Management).

8. Plantenberg suggested meeting with Saupe to prepare a draft proposal for discussion. It would include an introductory section about the committee's actions, what the Committee has done, and recommendations about site, building type, construction system, budget, items to be incorporated into the building, etc. The committee would then discuss it and revise the draft as necessary and then submit the final version to the Supervisors. Final plans should be completed no later than November 09.

**Next Meeting:** June 10, 2009 at 7:00 pm Avon City Hall.

**Adjourn:** Meeting adjourned at approximately 7:55 PM

Respectfully submitted,

Stephen G. Saupe, Deputy Clerk  
Avon Township