

**MEETING: Site Review Committee****LOCATION: City Hall****SUBJECT: Public Works Campus Renovations** **DATE: 3/22/05****ADDRESS: 406 Don Hovey Drive****PRELIMINARY SITE REVIEW****IN ATTENDANCE:**

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Dave Pilz, Engineering Director	(219) 462-1161
Matt Kras, Stormwater Engineer	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Dave Nondorf, Fire Chief	(219) 462-8325
Melanie Sheets, Police Department	(219) 462-0717
Marv McDaniels, Collections Department	(219)-464-2346
Bill Oeding, Public Works Director	(219) 462-4612

PRESENTERS:

Bill Oeding
Public Works Director

Media

Email addresses for the above City of Valparaiso Departments can be found at:

<http://www.ci.valparaiso.in.us/>

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss the proposed salt storage building and campus renovations to the Public Works facility.

Phillips stated that site review is not an approval. It is meant to be a preliminary discussion of the requirements and issues to be considered by the developer or owner and there may be some cases where it will need to come back before site review or to seek other approvals.

Oeding advised that they have a series of buildings that are in terrible disrepair and need to come down. They have spent the past year with Chesters trying to come up with a design that would allow for better traffic flow, restriction of public access to the facility as well as getting the equipment and salt under one roof. The large drawing will show that the two buildings up front will continue to stay as they are with some minor renovations. They are adding an additional storage area and office building and the entrance will be changed from the corner of Axe Avenue & Don Hovey to just Don Hovey. The current office building and truck storage is actually falling in. The new building would give them one break room for all the workers with showers and lockers, a paint shop, a sign shop, storage area, some additional storage area and office area. The two existing buildings up front would be re-skinned and re-roofed to match all of this so all buildings would look nice. The current office building and paint shop will be torn down. The existing maintenance shop will remain as they have made some upgrades to that building. They are hooking up the fire department's old emergency generator so they will have some emergency power. They are putting lean-tos on each side of the new building. An open lean-to will go on the east side although designed so it could be enclosed at some future point with garage doors. The one on the west side will be completely enclosed and will have a moderate amount of heat. The north side

of each of the lientos is what they call the hotpatch room. They will store the patch in there during the winter so it is not frozen in the yard. On the right side is a truck parking lot for the maintenance guys service trucks. The big building on the east side of the property is the new truck storage barn and it is designed to hold up to 33 trucks. On the south end of that building will be a truck wash bay, a salt brine storage room and a storeroom for the tree crew. This building is in question because of the total campus cost. It will be around 3 ½ million for all the work. He has been limited to around 3 million so that building may need to be shrunk down a little to fit within the limit. The back of the property will be a salt storage building. It is an 80'x120' structure that has 8' high concrete walls and will have a metal and fabric roof. The only utilities in the building will be 10 lights that will reflect off the white ceiling and a few receptacles on the walls. This will keep the salt out of the elements and will probably hold a payloader. Brown asked if they are going to load trucks inside this. Oeding said it would depend on how cold it is. Ideally they will be able to back in and be loaded inside. This is designed to hold 5,000 tons of salt, which is about our annual use of salt, so if it is packed with salt the trucks will be loaded outside. Brown asked if they have provisions for run-off if they are loaded outside. Oeding said they would just scrape it up after each snow event and get it back into the building. This is designed to sheet drain into the detention basin and there will be complete separation between sanitary and storm water. They are adding a lot of grass with the detention basin and around the buildings. The salt building is called a Coverall and the State of Indiana has been using them exclusively for their salt storage. Brown said that he is really happy to see that the City is doing something with the salt storage because this has been an issue for the Water Department. They have to tell people in the wellhead protection areas to keep the salt covered and try not to let it run off so it is good to get your own house in order. It makes it easier to go out to others. Not counting the environmental issues, the salt gets saturated with moisture and freezes. They have been covering the piles of salt with sand so then that gets into the storm water and sanitary sewers. All of that will now go away.

The door on it is 18' across and 30' high but they are not going to enclose it for the time being. They are pricing the door as an alternate.

They will not be spray-painting. They will not have a spray booth. They only use brushes or spray the small area allowed for touch ups.

In the current office building the back wall has been eaten away from the salt.

Phillips said that they would need a variance for the setbacks on the salt building and the cell tower. Any fencing in the front along the street can only be 4 feet in height but 6 feet is allowed other than along the street. If they want a higher fence they can ask for a variance. We have no provisions for industrial fencing. Oeding advised that fencing will be handled in such a way that it is going to be minimized. The fencing is just to keep people from walking through the campus. The fencing is coming off of the corners of the buildings. The back corner of the fence comes down so there is separation between employee parking and the compound. They will be putting in a guardrail system and then fencing as needed in the back.

There will be a fuel island and above ground tanks. There will be a 3,000 gallon diesel and 1,000 gallon gasoline tank, double-walled. Because of grades Don McGinley is helping them get everything laid out properly. The fuel tanks will be emergency powered so they will not freeze up in the winter.

Thrasher advised that we would need a State Design Release.

ISSUES TO BE RESOLVED:

Landscaping plan	Sanitary/Sewer	Detailed Site Plan
Erosion control plan	Backflow Prevention	
Right-of-way	State Release	Building Permit