

**Mount Joy Borough Council  
Building Ad Hoc Committee  
Meeting Minutes  
August 21, 2023**

The Mount Joy Borough Council Building Ad Hoc Committee held a meeting on Monday, August 21, 2023.

Committee Chair Deering called the meeting to order at 5:30 pm.

**Roll Call:** Present were Chair Deering, Council President Hall, Councilman Ruschke, Authority Manager Kapcsos, and , Chief Goshen, and Borough Manager Pugliese.

Todd Vukmanic of Crabtree, Rohrbaugh & Associates was also present.

**Approval of the Agenda:**

A motion was made by Ruschke, with a second by Goshen, to approve the agenda as posted, motion carries unanimously.

**Public Input:**

None

**Approval of the Minutes:** A motion was made by Ruschke, with a second by Goshen, to approve the Building Ad Hoc Committee minutes from August 21, 2023. Motion carries unanimously.

**Discussion on Program Updates:**

- a) Additional Survey Work Update – Completed, infiltration is also good.
- b) Critical Path Method (CPM) timeline – Review process has started and should take two to three months. Suggestion made to have Council waive all fees to the Borough of Mount Joy. To be addressed with Admin & Finance Committee.
- c) Building Size v. 10% Reduction – Lengthy discussion on the reduction of the size of building by 10% only reduced the cost by less than 1% as well as the need for Council to approve the plan so that the committee can move forward. Concern was mentioned that Council has yet to approve the entire project or at least the foot print of the project.

Hall made a motion, seconded by Ruschke, to move forward based upon the previous guidance of Council with 10% reduction in size of building. Motion carried by vote of 5 to 1 with Pugliese voting to the negative.

Committee discussed current size of building with the 10% reduction is at 18,114 sq ft as compared to original of 20,155 sq ft.

Administration –	5,595 Sq Ft
Shared -	2,262 Sq Ft
Police -	10,257 Sq Ft

Vukmanic had stated there are starting to see costs of building plateau and that there is a 5% escalation built into cost projections. When discussing change orders, Vukmanic stated that there are 3 kinds of change orders that include owner driven, value added omissions and errors. The borough would not be responsible for the costs of errors. In order to keep things moving and maintain quality of work, that Borough could hire a Clerk of the Work at a cost of approx. \$100,000.00 or have a construction manager at a cost of \$200,000.00 to \$300,000.00.

- d) Funding – no additional discussion as nothing has changed.
- e) Discussion on having future public meeting and feedback regarding the project. No dates were recommended.

**Recommendations for Council or Authority Board:**

That the waiving of fee for reviews, etc. be waived.

**Public Input Period:**

Ned Sterling mentioned that he would like to see the total cost square footage separated in the presentation.

**Any Other Matter Proper to Come Before Committee**

None.

**Adjournment**

Having no further business, motion by Ruschke seconded by Kapcsos, to adjourn at 6:42 pm. Motion carries unanimously.

Respectfully submitted,



Mark G. Pugliese I  
Borough Manager/Secretary

Next meeting is scheduled for Monday, September 18, 2023, at 5:30 pm.