

# Mount Joy Borough Council Building Ad Hoc Committee Meeting Minutes January 17, 2022

The Mount Joy Borough Council Building Ad Hoc Committee held a meeting on Monday, January 17, 2022.

Committee Chair Deering called the meeting to order at 5:00 pm.

**Roll Call:** Present were Chair Deering, Council President Hall, Mayor Bradley, Councilor Ruschke, Chief Goshen, Borough Authority Chair Rebman, Authority Manager Ardini and Borough Manager Pugliese.

Todd Vukmanic of Crabtree, Rohrbaugh & Associates was able to attend via speaker phone.

## **Public Input:**

Ned Sterling asked what the average cost per square foot for a building. T. Vukmanic stated that it would be different for administration and police. N. Sterling asked if we new what the square footage of the new facility was. T. Vukmanic stated that there was approximately 6,500 sq ft for administration/authority/shared and approximately 9,000 for the police department. He further explained that the costs under the current proposal is as follows.

Renovation - \$127/sq ft

Admin & Authority/shared - \$190/sq ft

New Police - \$240/sq ft

Dale Murray stated that the only thing that the committee has made public is just summaries. He would like to see Program Analysis Document. He further stated that he has been asking for a needs analysis because he understood that there are still “wants” on the program document.

Dave Eichler asked the committee to consider Grandview Park. The Borough owns the property so there would be no need to purchase land, there could be plans to have both a nice park and Borough Bldg. in the same area and it would put the current property on Main Street back on the tax rolls.

Bruce Haigh asked the committee to seriously whether the police department needs to be co-located with the Borough and Authority.

**Approval of the Minutes:** J. Ardini read into the minutes as to what was discussed after the Secretary had to leave. J. Ardini made a motion to approve the minutes from the December 14, 2021, meeting with the amendments. R. Ruschke seconded the motion. Motion carried unanimously.

**Discussion on Location:** B. Hall commented that the target of where the building is going to be keeps moving. The committee has spent time looking at other locations and, in the end, it still keeps coming back to the current location. He feels a decision needs to be made.

Mayor Bradley indicated that he sees things a little differently, Grandview has not previously been considered. There was a desire to keep the building on Main Street but there has been a lot of discussion on where to put the Sally Port. Mayor stated that there are a lot of benefits to being on Grandview and he feels the committee should exhaust all options. Mayor further suggested that if we

build the building on Grandview, we could consider adding the Parks Department to the facility and also sell the Florin property.

B. Hall stated that he was not opposed to considering Grandview, but a decision needs to be made.

Mayor Bradley asked if there were any other properties that we should be considering.

J. Ardini asked if anyone had a conversation with Manheim Borough since they moved the police station from downtown to the out skirts. Chief Goshen related he had spoken with Chief Stauffer and they both feel that the building location isn't a real consideration for the police department because officers are out on the street most of the time

**Program Analysis:** T. Vukmanic discussed the updated program analysis that Incorporated changes discussed at the December meeting. He further mentioned that the square footage listed in the document does not include soft costs such as hallways, restroom, walls, etc.

**Agreement with the Authority** M. Pugliese provided a document that West Hempfield Township has used for their fire company that utilizes space in the township building. This was a considerable long document and doesn't feel that the agreement with the Authority should nearly be that long. M. Pugliese further stated that he had spoken with J. Ardini and while the Borough may be concerned about the Authority moving out once the building is built, the Authority has an equal concern as to the Borough kicking them out should the Borough need more space.

Mayor Bradley stated that we would need something longer than the current 2-year document.

J. Ardini stated that they are looking at less than 14% of the building being occupied by the Authority. He stated that he and his board feel the same way, they aren't going anywhere. He indicated that they would be willing to look at something that is drafted but that he doesn't see a need for anything.

**Agreement B101-2017 Standard Form of Agreement** Chair mentioned the B101-2017 Standard agreement and stated that they are typically good for a 90-day period. He reiterated that we could stop the process at any time if the project becomes unfeasible.

T. Vukmanic stated that he needs to look at the agreement since we are considering a new site.

B. Hall stated that at some point we need to move forward on this, however, he doesn't believe there are 5 votes on Council to move forward.

**Recommendations For Council** Chair asked if there were any recommendations for Council. Mayor Bradley stated that T. Vukmanic needs to look at the cost of all new construction and the Committee needs to look at the pros and cons of another site.

B. Hall stated that the Committee would need to see if Council had any objections to the Grandview Park and determine if there were any restriction on the use of the park.

J. Rebman stated that there was never any consideration that the Grandview Park would be under Green Space.

Chair asked that Grandview and the agreement between the Borough and the Authority be placed on Council's agenda.

**Public Input Period.**

Dave Shell questioned what is driving the project, why is it being considered. He further stated that the agreement between the Borough & Authority may already exist based on the documents that were adopted when the Authority was formed. He felt that the Committee should be looking at the pros and cons of location as well as 2 buildings v. 1 building. He further commented that the Committee should be looking at other locations, but noted that there may not be a lot of use for this building

Dale Murray stated that the current building would be a hard sell.

Bruce Haigh asked the Committee if the police Department would be able to continue to operate during construction.

Ned Sterling stated that he feels Council should vote on the Wells Fargo building

Dave Eichler stated that being a retired schoolteacher, he has had the opportunity to work in school buildings that were being remodeled and that it isn't easy. Again, he mentioned that Grandview has a lot to offer

Tod Dohl stated that he liked the thought of Grandview but that he would have concerns as to what might occupy the current buildings if sold. He also mentioned that he has concerns about the "Jury" property because it has been sitting there empty for so long. In the end he feels to gain at the Grandview site.

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

Spring Open House – on hold until we get more answers to the project.

Mayor Bradley offered that we could also consider 675 Donegal Springs Road.

**Adjournment** – Chief Goshen made a motion to adjourn at 6:44 pm. Seconded by B. Ruschke. Motion carried unanimously.

Next meeting is scheduled for Tuesday, February 22, 2022, at 5:00 pm.

Respectfully submitted,



Mark G. Pugliese I  
Borough Manager/Secretary