

**Mount Joy Borough Council
Building Ad Hoc Committee
Meeting Minutes
February 22, 2022**

The Mount Joy Borough Council Building Ad Hoc Committee held a meeting on Tuesday, February 22, 2022.

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

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

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

Public Input:

There was no public input.

Approval of the Minutes: Hall made a motion, seconded by Ardini to approve the January 17, 2022, Building Ad Hoc Committee meeting minutes. Motion carried unanimously.

Discussion on Project Being Program or Budget Driven: T. Vukmanic stated that it is often a combination taking into consideration the Program Analysis, looking at existing facilities, timetables, determining financial restrictions, etc. He indicated that new construction on undeveloped land can be more expensive due to site work.

M. Pugliese passed out financial information that would cover either a 6- or 7-million-dollar project showing debt services.

B. Hall stated that he would like to be program driven but also realizing that there are financial restrictions. He also questioned why the cost would be higher on undeveloped land as compared to demolition of current structures and then building on that site. Again, t Vukmanic stated that it is site development.

Chief Goshen stated that he had spoken with Chief Stauffer of Manheim Borough. When the Borough built their new station, it was constructed on the out skirts of town because business wanted the retail space that the Bourgh and police department were utilizing. Chief Stauffer further stated that there have not been any issues with the station not being downtown.

Discussion on Location: Chief Goshen further stated that he had recently gone through the “Jury Property” and questioned knocking the building down. He feels that Grandview checks all the boxes.

Pugliese further agreed with Chief Goshen’s comments and indicated that should we build on Grandview, these properties would be able to go back on the tax rolls. Also stated that when you do a remodel you often have to compromise and end up out growing the space in 5 to 10 years. Lastly. M. Pugliese mentioned that we are often getting hung up on “Needs” v. “Wants”. He gave several examples of how wants of today may become needs of tomorrow due to new laws and court decisions.

B. Hall mentioned that we currently have building and basement issues, the various level of the current structures certainly does not make this current facility easy to navigate. He stated that if we build in the park, we may qualify for additional grant monies.

J Deering asked if we were looking at Grandview as the site to build on. B. Hall stated while we like Grandview, someone may come into the next meeting and have an idea for another location. We need to come up with a location and stick to it.

Mayor Bradley stated that if the school was there, how much site development will there be.

T Vukmanic stated that if the footer were left in place, which would be even more of an issue.

(Note, Council President Hall excused himself due to a prior commitment.)

J. Deering again asked if there were other locations to be looked at?

Mayor asked if we would look at building new police station at Grandview and remodeling the space her for Borough Admin and the Authority. T. Vukmanic stated that you would then need to build two larger building because of duplicate services.

J. Ardini stated current locations would need upgraded services due to sprinklers and other thing.

Century Link site was discussed but determined not feasible due to its current hook-ups.

Program Analysis: M. Pugliese handed out some mock-ups based upon the current program analysis. He stated that h the committee is as close as it can be on the analysis and now, we need some layouts to start looking at. He gave an example of looking at 2 of the mock-ups, by just moving council chambers from one location to another would require additional public restrooms which is a significant cost.

Agreement with the Authority: J. Ardini stated that his Board is looking at revisions and should have something by next meeting.

Mayor Bradley stated that while this issue has been identified, it is up to Council now to work on the agreement, not this committee

Recommendations For Council Chair asked if there where any recommendations for Council and it was decided to ask Council to establish a budget.

Public Input Period. None

Any Other Matter Proper to Come Before Committee

Nothing brought forward.

Adjournment – J Ardini made a motion, seconded by Chief Goshen to adjourn at 6:07 pm. Motion carried.

Next meeting is scheduled for Monday, March 21, 2022, at 5:00 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'MGP', written over a light gray rectangular background.

Mark G. Pugliese I
Borough Manager/Secretary