

# Mount Joy Borough Council Building Ad Hoc Committee Meeting Minutes October 16, 2023

The Mount Joy Borough Council Building Ad Hoc Committee held a meeting on Monday, October 16, 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 John Rebman. Larry Derr, Chief Goshen, and Borough Manager Pugliese were absent.

Also present were Todd Vukmanic of Crabtree, Rohrbaugh & Associates, and Jill Frey, Assistant Borough Manager

## **Approval of the Agenda:**

On a **MOTION** by Hall, with a second by Ruschke, approval was given for the agenda as posted. *Motion carries unanimously.*

## **Public Input:**

None

**Approval of the Minutes:** Minutes from Building Ad Hoc committee Meeting on September 18, 2023, were not available to approve.

## **Finance:**

Zach Willard from PFM was present to speak about financing options for the Building Project. He provided a handout for the committee that reviewed different scenarios concerning loans versus bond issuance, interest rates, estimated payments, etc. He said that he was at the committee meeting in July of 2022 but wanted to revisit and update. He said the Borough can borrow on a tax-exempt basis and that the borrowing market is still good. Kapcsos asked how long the borrowing process will take. Willard said 60-90 days. He said that PFM's interest is to find the best borrowing structure and interest rate for the Borough.

## **Discussion on Program Updates:**

Vulmanic spoke concerning the building project and the activity going on for the last couple of weeks. He said it has been very busy. He said they have been looking at furniture, fixtures, equipment, electrical engineering, structural engineering, and HVAC. He gave a presentation of the projected concept including the interior fixtures along with an outside rendition of what the building will look like, with two different options of outside material. He also reviewed the timeline of events.

## **Recommendations for Council or Authority Board:**

Deering said that the next step with Vulmanic is to bring the presentation to the November 6, 2023 Council meeting. He asked the committee which option they prefer for the outside material of the building; Option #1 (brick type look), or Option #2 (modern siding type look). The committee agreed on Option #2.

Deering said that the next step would be the construction phase. He said that a motion will need to be made on the November 6, 2023, Council meeting. Kapcsos said that he feels the public may not be happy if there is a decision to be made November 6<sup>th</sup> when they have not been informed first. Hall said he does not feel Council will be deciding at the November 6<sup>th</sup> meeting. Deering said that we could plan a public meeting on November 28<sup>th</sup> or sometime between November 13<sup>th</sup> and 16<sup>th</sup>. The committee agreed November 13<sup>th</sup> through November 16<sup>th</sup> would be best for a public meeting. Hall suggested for Vulmanic to present to Council in November and bring to vote in December.

**Public Input Period:**

None.

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

None.

**Adjournment**

Having no further business, on a **MOTION** by Hall, with a second by Ruschke, the meeting was adjourned at 7:24pm.  
*Motion carries unanimously.*

Respectfully submitted,

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

Mark G. Pugliese I  
Borough Manager/Secretary