

# Mount Joy Borough Council Building Ad Hoc Committee Meeting Minutes July 15, 2024

The Mount Joy Borough Council Building Ad Hoc Committee held a meeting on Monday, July 15, 2024.

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

**Roll Call:** Present were Committee Chair Deering, Council President Hall, Mayor Bardley, Authority Manager Kapcsos, Authority Board Member Rebman, Chief Goshen and Borough Manager Pugliese. Also present were Todd Vukmanic and Joe Crabtree, CRA.

## **Approval of the Agenda:**

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

## **Public Input:**

Bruce Haigh, Councilor, stated that he was not happy with the bids, but we do not want to lose functionality and doesn't want to lose the \$3 mil RACP Grant.

**Approval of the Minutes:** No minutes from the June 17, 2024, meeting as there was no quorum.

**Update on Financing:** Financing discussed in detail as well as the "Potential Cost Saving" document. Explained that Chief Goshen had meeting with J. Crabtree & T Vukmanic to review potential cost savings in the police department. Second meeting was held for the potential savings the included the entire building and was also attended by S. Kapcsos and M. Pugliese. This was the better part of 3 hours. There are still things that are being investigated by CRA that may bring additional savings.

Mayor Bradley asked what the tax increase would be for the new facility. Pugliese stated that he is working with PFM to get accurate numbers.

Council President Hall stated that project costs need to be fixed before we can do anything. He was told by a contractor who had bid on a part of the project that there were a lot of high-end finishes. Vukmanic and Crabtree did not think that was the case.

**Updates of Construction Documents:** Vukmanic provided updates to the overall schedule. Again, the Potential Cost Savng document was discussed. Mayor Bradley stated that he was not certain where the confusion was. The Borough had been clear that the project was to be serviceable without any bells and whistles.

Vukmanic related he had reached out to both Balton & ECI and they indicated that they did not feel that they overbid the project. He indicated that they will be making some changes to the metal soffit removing the graphics of the ship from both inside and outside of the building as well as the "wraps" inside the receptionist areas.

Additional discussion regarding sticking to with the bids and submitting change orders to reduce the cost of the building but that has the appearance of negotiating with the awarded contractors and not all who bid on the project.

Vukmanic stated that he recommends rejecting all bids and rebidding the contracts.

On a motion by Hall and seconded by Goshen, recommendation to Council to reject all bids. Motion carried unanimously.

It was recommended that CRA produce additional cost savings.

**Schedule Update:** Hope is to release an RFP in September.

**Recommendations for Council or Authority Board:** No additional recommendations for Council.

**Public Input Period:** Councilor Haigh stated that he feels the committee is on the right track.

**Any Other Matter Proper to Come Before Committee:** None

**Adjournment**

Having no further business, on a **MOTION** by Goshen, with a second by Kapcsos, to adjourn at 7:25 pm. *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