

Mount Joy Borough Council Building Ad Hoc Committee Meeting Minutes August 19, 2024

The Mount Joy Borough Council Building Ad Hoc Committee held a meeting on Monday, August 19, 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 (Video Conference), Authority Manager Kapcsos, Authority Board Member Rebman (Video Conference), Chief Goshen and Borough Manager Pugliese. Also present was Todd Vukmanic, 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, provided a 2-page document along with a one-page photo and a one-page diagram regarding savings for the overall project including on-site storage of fill material.

Approval of the Minutes: Motion by Hall and seconded by Goshen to approve the minutes of August 19, 2024. Motion carries.

Updates of Construction Documents: Committee reviewed the CRA document of potential cost savings of general construction. This document has gone through several drafts with the current document dated 7/30/2024. Upon review, committee added the keeping of the bullet resistant door in the lobby area and to keep the ADA door actuator back into the plans. Vukmanic advised he would make the updates to the document.

Update To Schedule: Vukmanic provided an update to the schedule should Council vote to post the project out for bid.

Update on Financing: Pugliese provided the committee with several documents to include a debt service worksheet showing several options on how Council could deal with the debt service on the current financial numbers per the last bids. PFM provided two options, one would be the debt service for the approx. \$12 mil funding with no buy down from the RACP and/or Authority and then an option that would include the buy down. Pugliese explained that Council could take the Authority funding and/or the RACP funding to create smaller tax hikes over a 3 to 5 year period until the milage increase is met that would cover the cost of the debt service.

Recommendations for Council or Authority Board: Pugliese made a motion to move to full Council, authorizing CRA to place the project out for re-bid. Seconded by Goshen, motion carries.

Public Input Period: Phill Kark, Councilor, asked why there was such a difference between the projected costs and the bids. Vukmanic stated that there were a number of factors that are being addressed in the change document and included the finishes of the high ceilings in Council Chamber, the calling out of specific product rather than anything similar to, and even the time of year that the bidding took place had an affect on the final bids.

Any Other Matter Proper to Come Before Committee: None

Adjournment Committee no longer had a quorum to move for adjournment, therefore, meeting ended at 7:10 pm.

Respectfully submitted,

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

Mark G. Pugliese I
Borough Manager/Secretary