

The Springettsbury Township Board of Supervisors held a Public Hearing on Wednesday, March 17, 2021 at 6:00 p.m. at the offices of Springettsbury Township located at 1501 Mt. Zion Road, York, PA in person and by Zoom technology.

MEMBERS IN

ATTENDANCE: Mark Swomley, Chairman
George Dvoryak, Vice Chairman
Charles Wurster, Assistant Secretary/Treasurer
Don Bishop
Robert Cox

ALSO IN

ATTENDANCE: Mark Hodgkinson, Township Manager
Charles Rausch, Solicitor
John Luciani, Civil Engineer
Abby Gibb, Communications Manager
Jean Abreght, Stenographer

1. CALL TO ORDER

SWOMLEY Chairman Swomley called the Work Session to order. He noted that the meeting had been advertised for all business.

2. NEW BUSINESS

A. Strategic Planning - Police Station

HODGKINSON Mark Hodgkinson brought forward information he had received relating to the Police/Admin Renovation Project. During the end of summer/early fall of 2020 Buchart-Horn had provided an \$11.2 million estimate. The bids were opened this past Monday, (3/15/21) and came in at roughly \$17.5 million. He broke down the bids that were received: General Contractor - \$11.4 million; Electrical Contractor - \$3.3 million; HVAC Contractor - \$1.8 million and Plumbing Contractor - \$970,000.

Mr. Hodgkinson presented a series of options for the project: Proceed with the project as bid/received; Go back to the drawing board to cut what is possible; Reject the bids and wait until later to rebid. He indicated that prices will continue to rise. He noted the American Relief fund, the COVID money will open the floodgates for municipalities across the state to have projects previously on hold advanced to the front.

Further discussion included \$2.6 million will be coming to the township from the American Rescue Act. Half of that money is restricted and the other half is intended for Capital Improvements and Infrastructure improvements.

HODGKINSON Mr. Hodgkinson stated that he and Terry Hummel had reached Chris Gibbons, who advised it is possible to increase the bond amount. The borrowing base available is \$24 million so there is space to go to \$17.5 million. Repayment schedule would be pushed out to later years when the 2016 debt would be paid off. Payment realignment was favorable as it would avoid a tax increase in the next three to five years and allow time to evaluate revenues from the casino. In addition, there is a potential to use some of the \$5.4 million in township reserves.

DVORYAK Mr. Dvoryak questioned how much of the \$15 million was earmarked for the Police/Admin Renovation project, and how much was for Other Capital Projects.

HODGKINSON Mr. Hodgkinson's response follows: \$15 million project included: \$11.2 estimate; \$1 million for Davies Drive; \$370,000 for Buchart Horn for Full-time project management; 3% for Change Orders; \$400,000 for furniture, etc.

COX Mr. Cox expressed his opinion and noted the \$5.4 million in General Fund Reserves, plus the \$2.6 coming in, plus borrowing a little more money at a very cheap rate for a 30-year term, would suggest moving forward

BISHOP Mr. Bishop stated his opinion that the township cannot delay this building project. He noted when he came on the board over a year ago, he was vehement about getting the project moving forward expressly because of the need to use the old facility.

DVORYAK Mr. Dvoryak agreed with everything that had been stated, and if the board intends to have its own police force as opposed to going to any type of regional service, he believed that moving forward makes sense. He could not see any value in delay. However, the board needed to have a discussion surrounding whether or not Buchart Horn fits the township's long-term plans. His comment related to the first estimates and now at the 11th hour to this new estimate. He suggested that the board think seriously as to whether Buchart Horn is the right firm for the project management going forward.

SWOMLEY Chairman Swomley noted that there are a number of things to consider as to the global pandemic and inflation; however, this is an outlier well beyond anything anyone could have planned for. He agreed that as they were seeing this with the changing availability of materials and workforce, probably should have been saying more than they did.

DVORYAK Mr. Dvoryak reminded the board of the time when the YAUFRR building was being designed and built, the exact same thing happened. The preliminary estimates and the final construction costs were miles apart. He asked if all the numbers are in the \$17.5 bid. He agreed with moving forward. He would like to stay as close to the original \$15 million borrowing number and to use as much of the reserve as reasonable factoring in the \$2.6 million coming.

HODGKINSON Mr. Hodgkinson responded that the \$17.5 are bid numbers.

The board discussed further options as to how to move forward and came to a conclusion that Ms. Hummel and Mr. Hodgkinson should be in contact with Chris Gibbons Friday or early Monday morning (3/22/21) to advise him the appropriate numbers.

MR. BISHOP MOVED TO AUTHORIZE STAFF TO BRING THE NUMBER IN AT THE LOWEST NUMBER THEY ARE COMFORTABLE WITH INCLUDING THE \$2.6 MILLION AND UP TO 17.5 MILLION; IN ADDITION, TO DESIGNATE WHATEVER THE AMOUNT OF USE OF RESERVE FUNDS THAT THEY ARE COMFORTABLE WITH UP TO 4.5 MILLION. MR. COX WAS SECOND. BY ROLL CALL VOTE: MR. COX-AYE; MR BISHOP-AYE; MR. DVORYAK-AYE; MR. WURSTER-AYE AND MR. SWOMLEY-AYE. MOTION UNANIMOUSLY CARRIED.

SWOMLEY Chairman Swomley suggested moving the Strategic Planning discussion to the meeting scheduled for Wednesday, March 24, 2021.

DVORYAK Mr. Dvoryak would like to take a serious look at the Buchart-Horn matter. He wanted to determine if there are lessons learned throughout the bidding process and why other contractors had not bid. Whatever reasons there are he would like to get some feedback as to the township requirements and whether they are too strict, etc.

HODGKINSON Mr. Hodgkinson noted that it was a valid question. Kinsley's response was the very short window for completion and the liquidated damages.

BISHOP Mr. Bishop agreed with Mr. Dvoryak that there were a number of red flags that he had noticed. He was sure there is culpability all around.

3. PUBLIC COMMENT

There was no Public Comment.

4. ADJOURNMENT

SWOMLEY Chairman Swomley adjourned the meeting at 6:50 p.m.

Respectfully submitted,

Doreen K. Bowders
Secretary

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