



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS
SPECIAL PUBLIC MEETING
MINUTES FOR JUNE 19, 2018**

The written minutes are a summary of the June 19, 2018 Board of Supervisors Special Public meeting. For a complete dialog visit the Township's website, www.warringtontownship.org.

ATTENDANCE

Shirley A. Yannich, Chair; Fred R. Gaines, Vice Chair; Carol T. Baker, Member; Eileen Albillar, Member and Ruth L. Schemm, Member. Staff present was Barry P. Lubert, Township Manager; Vicki L. Kushto, Esq., Clemons Richter and Reiss, Township Solicitor; Thomas Zarko, P.E., CKS Engineers, Township Engineer; Barbara J. Livrone, Executive Assistant to the Township Manager/Board Secretary and Chief of Police, Dan Friel.

CALL TO ORDER: Ms. Yannich called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

Ms. Yannich followed the Call to Order with a pledge to the flag.

After the Pledge of Allegiance, Ms. Yannich read the outline for the Board of Supervisors to discuss the proposed new police building. (Attachment "A")

1. OLD BUSINESS:

a. **Discussion of the proposed Police/Municipal Buildings**

Mr. Lubert presented pictures of the existing township building space and the current conditions of the police building.

Ms. Yannich asked the Board if a new police building was needed; did the Board request more information on the proposed police building and if input should be solicited from the Township's various Boards and Committees concerning the project. All supervisors responded yes in agreement.

Ms. Yannich asked Mr. Lubert to present the architect's three versions for the Police Station/Community Room/Renovations to the Township Building and Additional Parking. (Attachment "B")

- Version 1: mostly glass/flat roofs - \$11,000,000
- Version 2: mix of glass/stone-pitched roofs - \$11,228,000
- Version 3: mostly stone – flat and pitched roofs - \$11,150,000

All three versions are the same square footage and footprint. \$1,290,000 is for renovations to the Township Building.

Mr. Lubert presented a spreadsheet indicating the tax implications. (Attachment "C"). The average assessment in Warrington Township is \$35,000 which is approximately \$500 in Township real estate tax. For Version # 2, an approximate increase of \$37 in township tax would be levied. If the Township borrowed \$10,228,000 for Version #2, the approximate increase of \$44 in township tax would be levied. A bond will be eliminated in 2022 and another bond in 2023.

Mr. Luber explained the original \$7,000,000 budget was based on a space need study.

Public Comment came from the following residents:

- Millie Seliga (934 Longwood Court)
- Kayma Sherman (102 Lyric Way)
- Frank Palazzo (1335 Shadow Creek)
- Patrice Tisdale (620 Meehan Drive)

Staff, Ivy Ross spoke about proposed grants to fund the Police Building. A multi-model PennDOT grant was discussed to connect a loop from the Township Building to Route 611 and/or connect with Home Starr Realty to Route 611. Both would need PennDOT approval.

Mike O'Rourke and Sandra Szabo, Project Architects from GKO were present. The anticipated project bid date is early 2019. Construction to begin Spring 2019 and it will take approximately sixteen (16) months to complete.

Ms. Yannich polled the audience for the need of a community room not necessarily attached to the new police building. Nineteen (19) members of the audience were present and they all were in favor.

Public Comment came from the following residents:

- Joe Bongarzone (911 Chatfield)
- Michael Sellecchia (2340 Lower Barness Road)
- Kathy McConnell (206 Trellis Drive)
- John McConnell (206 Trellis Drive)

Ms. Albillar asked for input from the advisory boards that were present.

Planning Commission members Vice Chair Bill Connolly and Bob Watts stated the Planning Commission recommended the project to be constructed separately. Only spend 4.8 million which would increase the Township tax \$21.39.

Ms. Yannich asked Ivy Ross, representing the Environmental Advisory Council (EAC) to give the EAC's recommendations, noting Mr. Gaines is their liaison. Ms. Yannich stated the following recommendations were discussed at an EAC public meeting:

- No glass in the lobby
- Stormwater infiltration
- Solar panels on Roof
- LEED certified
- Landscape with native plants
- Naturalize Basin
- Wetlands
- Rain Gardens
- Don't direct stormwater into basin in front of the Township Building

Ms. Yannich asked Ivy Ross, representing the Open Space and Land Preservation Committee to give the Open Space's recommendations. Ms. Ross noted that members Ted Cicci and Mark Lomax were both present and Ruth Schemm is their liaison.

- The open space acquired from the adjoining property should be converted into a passive open space area.
- Add an access road.

2. NEW BUSINESS:

a. **Appointment of Ad Hoc Committee for proposed Police/Municipal Buildings.**

Mr. Gaines moved, seconded by Ms. Baker to create an Ad Hoc Committee to work with the architect, set priorities and to present a budget. All were in favor 5-0.

The following seven people were selected to be on the Ad Hoc Committee:

- Fred R. Gaines, Board of Supervisors
- Barry Luber, Township Manager
- Dan Friel, Chief of Police
- Tom Zarko, P.E., Township Engineer
- Rich Rycharski, Planning Commission
- William Connolly, Planning Commission
- Jackie Sellecchia (2340 Lower Barness Road)

The Ad Hoc Committee was approved 5-0 by roll call vote.

Ms. Schemm requested establishing a charter of the committee to recommend to the Board of Supervisors and to the public the plans for the Police Station.

Decisions will be made by the Board of Supervisors.

Mr. Gaines requested to create an email/ mailing list to inform the public about future scheduled meetings, agendas and minutes. These will be posted to the website. All meetings will be advertised.

Mr. Luber stated there will be video updates on all major projects. These video updates will be posted to the website and Facebook.

Vicki Kushto, Esquire will prepare a Resolution to document the Ad Hoc Committee and will present the Resolution at the June 26, 2018 Board of Supervisors meeting.

ADJOURNMENT

There being no further business, Ms. Schemm moved, seconded by Ms. Albillar to adjourn the meeting at 9:26 PM.

Respectfully Submitted By



Barbara J. Livrone, Board Secretary

Attachment "A"

Outline for Board of Supervisors' Special Public Meeting Discussion of the Proposed New Police Building: A Major Improvement Project Tuesday, June 19, 2018

This is a special public meeting of the Board of Supervisors to discuss the proposed new police building and renovations to the existing administration building. We have asked representatives from several of our advisory groups to be present and we welcome the general public.

The Boards' goal is to take an active position in this capital project, encourage public input, be fiscally responsible and ensure sustainability of a public improvement for generations to come.

There are three distinct elements to be considered:

- A. New police building
- B. New or expanded community room
- C. Renovations to the existing administration building

There are six separate scenarios to the three elements:

- 1. New police building alone with reduced site improvements
- 2. New police building alone including site improvements for future construction of community room
- 3. New police building with attached community room and all site improvements
- 4. Enlarging the community room in the existing administration building
- 5. New police building with attached community room and renovations to the existing administration building and all site improvements

Each of the 5 scenarios comes with a price tag. Establishing a budget is essential to making informed decisions. However, a budget cannot be agreed upon until we examine the information we have regarding the overall need. Example, some of the renovations to the existing administration building have to be addressed no matter which option is selected; these issues include items such as ADA compliance and increasing security. Choosing the architectural façade of the new police building has an effect on the budget. Barry will display the existing three architectural renderings. It is important to understand the economy of scale in making informed decisions.

To keep the interest rates at the lowest rates possible, we are limited to a bond of not more than \$10 million. We have a cash reserve. We have the ability to obtain a grant or two. We can use the average local real estate assessed value of \$35,000 (approximately \$500 in township real estate tax that residents currently pay annually) as a starting point and project an annual tax increase for each of the 5 scenarios. Barry, will have that information available.

Each of us has some level of information. We updated the 2009 Needs Assessment Study. We hired an architectural firm. The firm provided plans, architectural renderings and an estimated cost analysis. We have already started the search for grants. What we need is for all five of us to share the same information.

Depending on how this process works tonight we will go back to our regularly scheduled board meetings and add an item at the top of every agenda for update and discussion of the facilities and/or schedule additional special public meetings to keep the public informed and involved.

Shirley Yannich, Chairwoman

GKO Version 1 (Mostly Glass/Flat roofs)

Police Station/Community Room/Renovations to Township Building/Additional parking	\$11,000,000
Defer Township Building Renovations to a later year	<u>(1,290,000)</u>
Sub-Total	\$9,710,000
*Eliminate Community Room and reduce lobby by 50%	<u>(500,000)</u>
Sub-Total	\$9,210,000
Reduce Parking spaces and other site-work based on no Community Room	<u>(\$62,500)</u>
Total Cost – GKO- Version 1	\$9,147,500
Amount to be Financed	\$8,150,000

*These amounts are rough estimates and are only to be used as a guide

GKO Version 2 (Mix of glass/stone-pitched roofs)

Police Station/Community Room/Renovations to Township Building/Additional parking	\$11,228,000
Defer Township Building Renovations to a later year	<u>(1,290,000)</u>
Sub-Total	\$9,938,000
*Eliminate Community Room and reduce lobby by 50%	<u>(500,000)</u>
Sub-Total	\$9,438,000
Reduce Parking spaces and other site-work based on no Community Room	<u>(\$62,500)</u>
Total Cost – GKO- Version 2	\$9,375,000
Amount to be Financed	\$8,375,000

*These amounts are rough estimates and are only to be used as a guide

GKO Version 3 (Mostly Stone- Flat and pitched roofs)

*Police Station/Community Room/Renovations to Township Building/Additional parking	\$11,150,000
Defer Township Building Renovations to a later year	<u>(1,290,000)</u>
Sub-Total	\$9,860,000
*Eliminate Community Room and reduce lobby by 50%	<u>(500,000)</u>
Sub-Total	\$9,360,000
Reduce Parking spaces and other site-work based on no Community Room	<u>(\$62,500)</u>
Total Cost – GKO- Version 3	\$9,297,500
Amount to be Financed	\$8,300,000

*These amounts are rough estimates and are only to be used as a guide

Attachment "C"

Warrington Township															
Summary of Debt Service Alternatives															
<u>Bank Qualified Rates</u>															
Year	Series	Series	Series	Series	Series	Series	Series	Series	Series	Series	Series	Series	Series	Series	Series
Ending	2012A	2013	2013	2013	2014	2014	2014	2014	2014	2016	2016	2016	2016	2016	2016
31-Dec	(Refunding)	Refunding	Open Space	Open Space	Capital	Open Space	Capital	Open Space	Capital	Capital	Capital	Capital	Capital	Capital	Capital
2018	\$698,544	\$487,028	\$60,643	\$60,643	\$159,100	\$124,700	\$159,100	\$124,700	\$159,100	\$378,394	\$378,394	\$1,908,408	\$1,908,408	\$1,908,407.75	\$0
2019	\$645,144	\$542,768	\$60,643	\$60,643	\$159,100	\$125,700	\$159,100	\$125,700	\$159,100	\$379,403	\$379,403	\$1,912,757	\$1,912,757	\$2,264,994.66	\$352,238
2020	\$657,944	\$526,543	\$60,643	\$60,643	\$159,100	\$121,500	\$159,100	\$121,500	\$159,100	\$378,395	\$378,395	\$1,904,124	\$1,904,124	\$2,325,354.25	\$421,231
2021	\$638,444	\$544,658	\$60,643	\$60,643	\$159,100	\$121,250	\$159,100	\$121,250	\$159,100	\$378,389	\$378,389	\$1,902,483	\$1,902,483	\$2,322,843.25	\$420,361
2022	\$611,444	\$576,058	\$60,643	\$60,643	\$159,100	\$120,750	\$159,100	\$120,750	\$159,100	\$378,391	\$378,391	\$1,906,385	\$1,906,385	\$2,325,707.25	\$419,323
2023	\$604,013	\$586,070	\$225,643	\$225,643	\$159,100		\$159,100		\$159,100	\$378,400	\$378,400	\$1,953,225	\$1,953,225	\$2,326,347.50	\$373,123
2024		\$1,189,800	\$226,848	\$226,848	\$159,100		\$159,100		\$159,100	\$378,391	\$378,391	\$1,954,139	\$1,954,139	\$2,326,928.00	\$372,790
2025		\$1,188,280	\$227,768	\$227,768	\$159,100		\$159,100		\$159,100	\$378,394	\$378,394	\$1,953,542	\$1,953,542	\$2,325,948.50	\$372,407
2026		\$1,185,030	\$228,393	\$228,393	\$159,100		\$159,100		\$159,100	\$378,395	\$378,395	\$1,950,918	\$1,950,918	\$2,322,912.00	\$371,995
2027			\$233,713	\$233,713	\$559,100		\$559,100		\$559,100	\$378,399	\$378,399	\$1,171,212	\$1,171,212	\$1,677,763.50	\$506,552
2028			\$238,250	\$238,250	\$559,100		\$559,100		\$559,100	\$378,390	\$378,390	\$1,175,740	\$1,175,740	\$1,677,717.00	\$501,977
2029			\$277,500	\$277,500	\$561,500		\$561,500		\$561,500	\$378,399	\$378,399	\$1,217,399	\$1,217,399	\$1,679,606.00	\$462,207
2030			\$274,538	\$274,538	\$557,906		\$557,906		\$557,906	\$378,401	\$378,401	\$1,210,845	\$1,210,845	\$1,679,256.75	\$468,412
2031			\$266,413	\$266,413	\$559,000		\$559,000		\$559,000	\$378,390	\$378,390	\$1,203,803	\$1,203,803	\$1,677,989.50	\$474,187
2032			\$263,288	\$263,288	\$561,000		\$561,000		\$561,000	\$378,395	\$378,395	\$1,202,683	\$1,202,683	\$1,677,144.50	\$474,462
2033					\$556,750		\$556,750		\$556,750	\$378,399	\$378,399	\$935,149	\$935,149	\$1,679,571.00	\$744,422
2034					\$556,500		\$556,500		\$556,500	\$378,391	\$378,391	\$934,891	\$934,891	\$1,678,958.00	\$744,067
2035										\$378,401	\$378,401	\$378,401	\$378,401	\$1,086,257.00	\$707,856
2036										\$378,397	\$378,397	\$378,397	\$378,397	\$1,085,591.00	\$707,194
2037														\$1,085,746.50	\$707,194
2038														\$1,083,602.50	\$1,085,747
2039														\$1,084,602.50	\$1,083,603
2040														\$1,083,760.00	\$1,084,603
2041														\$1,086,040.00	\$1,083,760
2042														\$1,086,200.00	\$1,086,040
2043														\$1,084,200.00	\$1,086,200
2044														\$1,084,200.00	\$1,084,200
	\$3,855,531	\$6,826,233	\$2,765,563	\$2,765,563	\$5,902,756	\$613,900	\$5,902,756	\$613,900	\$5,902,756	\$7,190,514	\$7,190,514	\$27,154,497	\$27,154,497	\$0.00	\$0
Call Date	12/1/2020	12/1/2018	12/1/2018	12/1/2018	12/1/2024	N.A.	12/1/2024	N.A.	12/1/2024					\$43,643,449	
Does NOT Include Water and Sewer Debt or Liquid Fuels debt															