

**Board of Supervisors Special Meeting, Municipal Building, Campbelltown, PA
February 8, 2016**

Opening Ceremonies and Introduction- The special meeting to discuss building renovations and construction of a new township building was brought to order at 1:00PM by Mr. Orley.

The following members were present:

Cliff Orley – Chairman
Doug Cheyney - Vice Chairman
Faith Bucks – Member

The following staff was present:

Shawn Arbaugh – Mgr./Secretary/Treasurer
Randy Wright – Hanover Engineering Associates

Public Input –

- Numerous comments and questions were received from members of the public concerning the potential location of a new township building. A discussion ensued on the positives and negatives of a new building location at a township owned park, and at the Campbelltown Fire Company.
- A general discussion was held on the urgency to move the building project along as quickly as possible. These items included: old wiring, leaking condensate lines, sewer related back-ups, water line breaks, condition of the boiler and central air, condition of the handicap ramp, conditions of drywall, ceiling, and carpeted areas.

Municipal Building –

- **Previous Renovations** – Shawn Arbaugh presented and discussed the previous renovation designs and cost estimates. He explained that the total cost of doing a renovation project of the existing municipal building was estimated at approximately \$2.9 million. He then explained that a previous estimate of just doing some bare minimum work to the existing building and moving the police department was estimated at \$1.6 million for the renovation and over \$500,000 for a police building. He then explained that the \$1.6 million and \$500,000 figures did not include site-specific overhead costs, prevailing wage rates, and contractor overhead and profit. These items could increase these costs to an estimated \$2.75 million.
- **New Building Location Options** – Shawn Arbaugh presented two potential locations for a new municipal building. One location was at a township owned park on 1.22 acres next to the existing municipal garage. The other location was off of Lynmar Avenue on land owned by the Campbelltown Fire Company. Randy Wright presented conceptual drawings of where a 10,000 square foot building and associated parking could be located on the parcels. He also presented a conceptual drawing of the location of a new building on the current municipal building site.
- **Draft Request for Proposals** – Shawn Arbaugh then discussed the draft request for proposals that he would be seeking approval for advertisement at the Board of

Supervisors meeting on February 10, 2016. He discussed changes to various police related items based upon discussion with Chief Reigle.

- **Financing Options** – Shawn Arbaugh presented financing options for a new municipal building. He explained that he explored three options for funding including: a bank loan, a general obligation bond, and funding through the USDA. Various loan terms were discussed.

Adjourn – There being no more business to discuss, the meeting was adjourned at 1435.

Shawn Arbaugh, Mgr./Secretary/Treasurer