

**NEWBERRY TOWNSHIP BOARD OF SUPERVISORS**  
**Workshop Meeting Minutes**  
**January 17, 2023**  
**6:00pm**

**Call to order by Chairman Rob Harkins**

Chairman Harkins called the Workshop meeting to order at 6:01 p.m. Proof of publication is available for public inspection

**Attendance**

Chairman Rob Harkins  
Supervisor, Dave Kirkpatrick  
Supervisor, Maxine Kauffman  
Supervisor, Clair Wintermyer  
Township Manager, Tony Miller  
Township Comptroller, Jane Deamer

**New Business**

**MESB project current cost and MESB building design review.**

Manager Miller explained to Chairman Harkins that he was looking at revised information than what was shown to him the previous day. Spreadsheet shows original and revised cost. Notations shows how much has been paid to Lobar. A new grant has been submitted for the sewer cost. We do not know if this has will be approved . Sewer will not come out of the loan or the RACP money. Total spent on the project so far is \$1,033,255. Total cost of the project is \$6,790,071.

Manager Miller explained the furniture budget has been trimmed. Tables and chairs have been excluded as well as chairs for the conference room. Stackable chairs and tables need to be purchased. As of date Manager Miller does not have a firm number. He explains he is exploring options.

Manager Miller explained the total reduction of 1,328,209 from the original figure. This includes Phase II, Sewer, and other incidentals. Cost reduction to Lobar is 598,234,00. Manager Miller went on to explain the amount to purchase, amount spent, and funds needed to complete.

Chairman Harkins asked Manager Miller if the two residents had the same documents in front of them. Manager Miller then gave the residents the extras pages.

Supervisor Kauffman questioned why Chief Lutz was not in attendance. Supervisor Kirkpatrick explained he had seen Chief Lutz earlier and he was leaving to go out of town.

Chairman Harkins voiced his concern that he does not agree with the 5-year loan interest being include in the final number. Supervisor Kirkpatrick and Supervisor Kauffman agreed.

Resident Jane Harman says that shows a true number. Chairman Harkins explained he was just making a statement that he does not think the loan interest should be including in the initial building cost.

Manager Miller explained the loan is a minimum of 5 years and cannot be paid off before 5 years.

Chairman Harkins says we have 400,000 on surplus funds for any contingencies that may come up.

Jane Harman, resident, voiced concern about the yearly payment of \$278,144. Going on to say that is a lot of money to pay off in 10 years. Asking if the rate is variable.

Manager Miller and Jane Deamer explained that rate is fixed. The payment will increase after 5 years until end of loan depending on how many days in the month/year. Highest payment will be \$279,911.

Chairman Harkins asked Manager Miller what the total savings was from eliminating EMS. Manager Miller said the savings was \$150,000. He then explained what the savings consisted of. Chairman Harkins went on to explain that the Township has always budgeted for \$250,000. We will just need an additional \$30,000 to cover the new buildings payment.

Jane Harman, Resident then read off her numbers she calculated for the new building. Manager Miller then explained all his numbers again.

Discussion between Chairman Harkins and Supervisor Kirkpatrick to potentially remove the furniture package.

Supervisor Kirkpatrick then went on to say to cut cost we would like to do the water line in house using the Highway Department versus Lobar. Highway is slow in the winter and is available to help.

Jane Harman, resident then voiced her concern about the cost of the maintenance on the building after it is built. Gas, Electric, Water etc. has not been budgeted. Supervisor Kirkpatrick went on to explain that the current police department has holes, and the heating and cooling goes out the window. Jane Harman then said we are going from 2000 square foot building to a 20,000 square foot and the costs will increase. Supervisor Kauffman commented that it is a necessity. Chairman Harkins agreed.

Chairman Harkins brought up that he does not agree with regionalizing the Police Department. Supervisor Kauffmann agreed. Connie Flasher, Resident commented on the cost. Chairman Harkins continued explaining. Supervisor Kauffman commented that it cost money to run a township.

Chairman Harkins commented that we have Grant Writers and Manager Miller explained what the Grant Writers have done for the Township. Jane Harman, resident commented on the cost of the Grant Writer as well as Connie Flasher, resident. Supervisor Kirkpatrick commented that the Grant Writers we use charge a fee of \$5000.00 a month instead of a percentage because the grants the Township needs are smaller grants.

Jane Harman, resident, and Supervisor Kirkpatrick spoke about the huge lead time it will take to get the generator for the building. Chairman Harkins explained that after we receive the generator it is just a plug and play. Jane Harman, resident asked Chairman Harkins about his role as GC for the building. Chairman Harkins and Supervisor Wintermyer explained that he his role will be to oversee the remodel of the current Township building. Connie Flasher, resident, and Chairman Harkins spoke about Lobar and if Chairman Harkins would be overseeing their work. Chairman Harkins explained Lobar is a reputable company. Residents Jane Harman and Connie Flasher both asked about permits and tap fees on the new building.

Jane Harman, resident then asked about Phase II. Supervisor Kirkpatrick explained Phase II has been scratched and will be done as monies allow. Chairman Harkins, comments that the sidewalks will be done first. Jane Harman comments that if it included it needs to be in the cost. Chairman Harkins and Manager Miller explained to the residents that the cost of Phase II will be bid out. Not everything will be

bid out at one time. It will be done piece by piece as the Township has money. Jane Harman, resident asked about the money because it is not budgeted. Chairman Harkins explained he is not here to hide anything. Supervisor Kauffman added that she has never seen anything back door done. The Supervisors are here to do the best job they can for the Township. Supervisor Kauffman went on to talk about the taxes. The Township has barely raised taxes. Resident Harman went on to comment that all she wants is transparency and to see the numbers. Chairman Harkins said he is glad she is there to push the Board along.

Jane Harman, resident would like to know more about the Township building being used as a FEMA shelter. Supervisor Kirkpatrick said we would like to use the building as an emergency building. There are grants we can apply for as the shelter is in process. Resident Jane Harman asked if it was necessary. Supervisor Kauffman explained that Newberry Fire House was used before as a FEMA shelter. She also explained what all FEMA does and what they reimburse. Supervisor Kirkpatrick explained that we are building the building so in years to come we don't say wish we had done this.

Jane Harman, resident question the lavishness of the building. Does the building need a gym. She was told the Officers have a membership to Planet Fitness. Supervisor Kirkpatrick explained most Officers do not like going to Planet Fitness because they are a police officer. Supervisor Kauffman explained we are not buying gym equipment. Supervisor Kirkpatrick explained the gym equipment will come out of the current gym at the police department.

Jane Harman, resident would like the detaining room explained. Once arrested an individual is sent directly to Booking. Supervisor Kauffman went on to explained why we need a detaining room and a drive in Sally Port. Connie Flasher, resident questioned why we need evidence storage and evidence processing. Supervisor Kauffman explained that we have to be in compliance with the District Attorneys office. Connie Flasher, resident then questioned why so many conference rooms were needed. Supervisor Kirkpatrick explained a conference room could easily be turned into an office in the future. Jane Harman, resident voiced her concerns of too many meeting rooms. Chairman Harkins shared a lot of thought went into the layout and he will not debate the layout of the building. Supervisor Wintermyer comments that we designed the building with the anticipation of receiving grants that have not been received. Connie Flasher, resident also commented that there are too many rooms for the number of Officers that are on duty at a time. Supervisor Kauffman suggested that both residents do a ride along with the police to see what they do. Chairman Harkins said this is the layout we agreed on. Cuts have been made. Both residents agreed cuts were made but not to the size of the building. Supervisor Kauffman we have to think ahead for the future.

Jane Harman, resident what are we doing for families? New Parks, recreation, etc. Chairman Harkins says Cly Park was just redone. Jane Harman, resident responded that is a baseball field not a park. Supervisor Kauffman advised we have 28 acres of land given to the Township in lieu of cash that could be made into a park. She and Vice Chairman Shellenhamer have been discussing this. Connie Flasher, resident would like to see a park with a walking trail. Supervisor Kirkpatrick went on to say that the new apartments that are going on Red Mill Road would like to have a walking trail to the school district property. Once the corner of Beinhower is built the walking path will connect to Red Mill. Jane Harman, resident then commented that Roof Park has everything. Manager Miller went on to explain that we are waiting on 218k grant money that can be used for recreation. Grant for Phase II of Dolan Park was not approved. Resubmitting the grant. This is for the family play area of the park. Manager Miller also explained that the land on York Haven is indeed there for recreation. Manager Miller then spoke about Shelly Park being continuously damaged even with new lighting and cameras. The entire Board agrees we need a walking path. Supervisor Kirkpatrick stated that the West Shore School District is not on board with connecting the walking path from Red Mill Crossing

Jane Harman, resident then Thanks the Board for the Meeting. Discussion between Manager Miller and Chairman Harkins that they do not have to vote to add an agenda item.

Supervisor Kauffman asked Manager Miller how long is Lobars price good for. Manager Miller went on to explain.

Connie Flasher, resident asked if Red Mill apartments are going to be HUD. Supervisor Kirkpatrick explained that the apartments are being built to attract older people or young couples. They are not HUD and the apartments will only be one or two bedrooms.

Jane Harman, resident then asked about the sale of the sewer. She wanted to know if that is still be considered. Chairman Harkins said it is possible and money may go to recreation. Supervisor Kauffman added she would like to see money put away. Supervisor Kirkpatrick said he would like to see half of the money place in a fund so no future tax increase and the rest for to recreation. Resident Connie Flasher asked if a Feasibility study has been done. Supervisor Kirkpatrick explained that the process has been started. We have a consultant working on it. Supervisor Kauffman expressed her concerns that if we do not sell the sewer will we be able to do all the upgrades. Connie Flasher, resident would like to see the study. Wondering if there is enough development that the Township keeps the sewer.

### **ADJOURNMENT**

Supervisor Kirkpatrick calls for adjournment, seconded by Supervisor Kauffman. Carried Unanimously

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Tony Miller', is written over a horizontal line.

Tony, Miller Secretary