



# SPRING GARDEN TOWNSHIP

558 SOUTH OGONTZ STREET  
YORK, PA 17403-5709  
PHONE NUMBER: 717.848.2858

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## MINUTES OF THE SPRING GARDEN TOWNSHIP BOARD OF COMMISSIONERS WORKSHOP MEETING FEBRUARY 13, 2019 • 5:00 PM

### PERSONS PRESENT:

Thomas I. Warman, President  
Cara Beth Zortman, Commissioner  
John J. Luciani, Commissioner  
Daniel E. Rooney, Commissioner

George J. Swartz, Chief of Police  
Patricia R. Potter, Administrative Clerk  
Steven M. Hovis, Esq., Solicitor

Absent: Marcy Krum-Tinsley, Township Manager  
Michael L. Thomas, Vice President

There were no audience present.

### CALL TO ORDER:

The Spring Garden Township Board of Commissioners opened its workshop meeting at the Township Municipal Building, 340 Tri Hill Road, York PA 17403, on Wednesday, February 13, 2019. President Commissioner Thomas Warman called the meeting to order at 5:00 p.m.

### Presentation by PFM Financial Advisors:

Brad Remig, Managing Director of PFM, gave an overview of the role PFM would assume as the financial advisor in securing and structuring the financing for the Township Municipal Complex. Mr. Remig explained several options for the Board to consider which includes tax free financing, the importance of the timing in securing financing to take advantage of the lower interest rates, and different scenarios regarding the terms for the financing.

Mr. Remig requested the Board's consideration in moving forward with the contract to secure the professional services provided by PFM.

### Presentation by Murphy & Dittenhafer Architects:

Todd Grove and Jonathan Taube presented updated designs of the Township Municipal building and advised the Board they will be ready to put the project out for bids by the end of March. The project total is 12.5 million dollars with a change order contingency of 5%. Mr. Grove explained there is not a lot of room for changes because the building is economically designed and very cost lean.

There were discussions with the Board regarding the third-party inspections throughout the construction phase that would include the construction specifications, and electrical and plumbing systems; sources for advertising to notify contractors of the bid process; and the pros and cons of a guaranteed 40-year shingle roof versus a metal roof.

Mr. Grove requested the Board's consideration in approving the contract for professional services of Murphy & Dittenhafer for Interior Design and Space Planning services for furniture, fixtures, and equipment.





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## **Capital Construction Management LLC:**

President Warman advised the Board of the services outlined in the contract submitted by Capital Construction Management LLC to act in the capacity of owner's representative to support and assist the Township on an as-needed basis throughout preconstruction to close out and warranty stage of the Municipal Building project.

## **Executive Session:**

The Board convened the meeting at 5:49 p.m. to meet in executive session. The Board reconvened the Workshop meeting at 6:04 p.m.

## **Adjournment:**

With no further business to be brought before the Board, **Luciani/Rooney motioned to adjourn The Board of Commissioners workshop meeting at 6:04 p.m.**

Respectfully submitted,  
George J. Swartz/Assistant Secretary

