

February 2, 2017

#### Dorney Plaza Meeting

Commissioners Present: Mark Gazarek, Brian Robertson, and Timothy Bechtol

Also Present: Don Malarky, Jerry Murray, Mayor Mihalik, Sheriff Heldman, Charity Rauschenberg, Kim Bash, Tim Mayle, Phil Johnson, Paul Schmelzer, Brett Gies, Kathy Kreuchauf, Jim Maurer, and Doug Jenkins

Mark Gazarek opened the meeting at 10:30 a.m. to discuss the Dorney Plaza project. Jerry Murray with RCM spoke about the updated plans. The original budget was over the county commissioners comfort level. Jerry reviewed that 4 weeks ago at the meeting Mark and Brian expressed their opinions on the project and Tim needed more time to do some research. Since then, Tim has solicited input from other county officials and submitted it to RCM. RCM has produced a new plan and been trying to meet the criteria and bring the price down on the project. Tim and the Sheriff met with Jerry on Monday and reviewed the new plan and agreed the new plan worked for them. After that meeting Jerry was able to take the plans back and get new numbers to see where the cost would be.

Jerry passed out the plan and reviewed the new plans with everyone. The estimate on the new updated project is \$600,000. With this new number the Commissioners contribution would be \$150,000. Jerry said that he would like to get started and commit to the project and make a decision today.

Mark said he expressed his opinion at the Dec. 20 and Jan. 5 meetings. Brian asked Tim for input on the project. Tim said there is a quick claim deed which states do not block the visual to the city building from South Main St. and if it would be a conflict with this design. This is the area south of the courthouse. Tim said that we will have numbers back soon with the courthouse drainage project and will see what effect this will have on the trees and sidewalks. Mayor Mihalik asked if the drainage project was designed yet. Tim said, yes it is currently being designed thru Garmin Miller. The Commissioners do not have the review from Garmin Miller yet.

Jerry stated that he did a quick plan with Tim's request. It will save about \$50,000 which is basically in trees and irrigation. Jerry stated that if this was all grass it would be harder to maintain. This \$50,000 savings is a rough estimate. Kathy spoke from the Community Foundation and felt like it was appropriate to recognize the foundation after 25 years. The Community Foundation has put about \$41 million into the community after 30 years. Kathy spoke about Dale Dorney and said that she recently read his will and that he was geared toward quality and permanency and that his life was about betterment for the community. Kathy is willing to take the 2<sup>nd</sup> plan at \$600,000 to the Community Foundation board. She feels that plan would be appropriate and still worthy of their support. Kathy states that the other drawing, without the trees, is not in keeping with what the board felt was appropriate and feels it will risk the support of the Community Foundation board as well as their financial contribution because it is so far from where it started out.

Commissioner Robertson asked if there is lighting in the new proposal. Jerry Murray confirmed that there is new lighting and irrigation included in the proposal. Jerry said that there is mixed lighting. Jerry also stated that there is electric but the new designs are from this past Monday and do not include everything due to timing. Demolition of the existing Plaza will be \$80,000. Commissioners Robertson also commented that Capital Projects need to get done and that we need to maintain this outside space. This is a public space that is currently not well maintained and Commissioner Robertson continues to be hopeful that we can get this project done in conjunction with the city and the Community Foundation.

Commissioners Gazarek asked Commissioner Robertson what amount he is willing to contribute to the project. Commissioner Robertson stated that he is willing to contribute the reduced amount of \$150,000. Commissioner Bechtol is willing to give \$75,000.

Commissioner Gazarek wants to make sure he is understood and that he is not opposed to updating Dorney Plaza. He agrees that it is in need of updating and doing it with a partnership would be great. Commissioner Gazarek is concerned that in the 2017 budgets they had to deny \$75,000 to Juvenile Court and also \$75,000 to Job and Family Services. Gazarek stated that this is where he stands in the 2017 budget and does not want to go back to these 2 agencies and say we have money for Dorney Plaza but not for these 2 organizations. He also stated that they were not able to update the Sheriff's vehicle fleet when they should be updating 6 vehicles per year at a cost of \$30,000 each totaling \$180,000. Commissioner Gazarek stated that if we want, we can put this money in the 2018 budget. Gazarek stated he is not opposed to updating Dorney Plaza but he does not want to go back to the 3 agencies and say sorry we couldn't fund \$75,000 to you but we can improve Dorney Plaza.

Commissioner Robertson stated that the cuts are no different than any other year and that we have been aware of 5 projects since 2015. One is the Dorney Project and that we knew about it and pushing it back to 2018 and losing our funding partners is not as transparent as the understanding has been for the past 3 years. Mayor Mihalik asked if it was possible to get an idea and if there could be a consensus of the design and understands there are budget constraints.

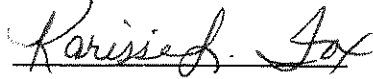
Commissioner Bechtol stated that the 3<sup>rd</sup> design with no trees could be a starting point because it could become the 2<sup>nd</sup> design with additional funding. Don Malarky stated that there is a disconnect with the 3<sup>rd</sup> design. It does not meet the Community Foundations standards and the risk is losing their contribution.

Commissioner Robertson made a motion to accept the design at a budget point of \$75,000 to at least see the project move forward based upon the budget recommendation of Tim Bechtol. Commissioner Bechtol seconded the motion. A roll call vote resulted as follows: Brian Robertson, yes; Timothy Bechtol, yes; Mark Gazarek, no. Motion passed 2-1.

Mayor Mihalik stated that moving forward wants to know about the date on the drainage project so it can be coordinated with the Dorney Plaza project. Kathy wanted to say thank you for the motion to move forward and will present it to her board on February 16, 2017 and realizes there is a responsibility to bridge the gap of the additional \$75,000, Mayor Mihalik also stated she would speak to counsel. Don Malarky wanted to thank the Commissioners instead of delaying the project.

Meeting adjourned at 10:58 a.m.

Respectfully submitted,



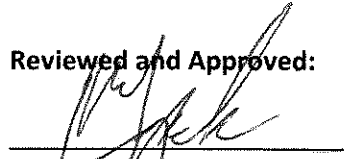
Karissa L. Fox, Admin. Assistant

**Reviewed by:**

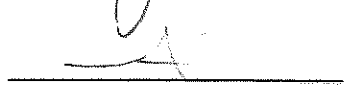


Beth Bishop, Clerk

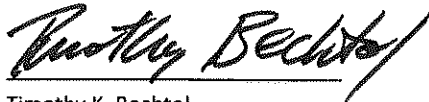
**Reviewed and Approved:**



Mark D. Gazarek



Brian J. Robertson



Timothy K. Bechtol