



# Board of Supervisors

## Special Meeting

### MINUTES

425 Wells Road  
Doylestown, PA 18901  
215-348-9915

<http://doylestownpa.org>

Follow us on social media!    

---

Tuesday October 3, 2023

4:30 PM

Community Meeting Room

---

Members of the Board of Supervisors in attendance: Barbara N. Lyons, Chairman; Jennifer Herring, Vice Chairman; Ryan Manion; Nancy Santacecilia and Dan Wood.

Township Staff in attendance: Stephanie J. Mason, Township Manager; Dave Tomko, Director of Operations; Andrea Susten, Assistant Township Manager; Chief Dean Logan and Jeffrey Garton, Township Solicitor.

Guests: Anthony & Joseph Fey, Quatrefoil Consulting; Sylvia Hoffman and Ryan Kennedy, MKSD architects.

#### **4:30 PM SPECIAL MEETING**

##### **Pledge to the flag**

Ms. Lyons welcomed everyone to the Special Meeting of the Board of Supervisors at 4:30PM. The meeting was duly advertised.

Ms. Lyons requested with the Boards permission to switch up to agenda for tonight's meeting, she would like to move the Public Comment Agenda Items Only to follow the presentation on the Community Recreation Center and Park Improvements.

On motion of Ms. Herring, seconded by Ms. Manion the motion carried 5 – 0.

##### **UNFINISHED BUSINESS**

None

##### **SUPERVISORS**

Mr. Wood – Thank you everyone for coming out, overwhelming to see you all here, looking forward to the conversation that will occur. He has nothing else to add at this time.

Ms. Manion – Will comment after presentation.

Ms. Santacecilia – Thank everyone for coming, will comment after presentation, looking for clarification on the total cost.

Ms. Herring – Will comment after presentation.

Ms. Lyons – Tomorrow at 2:20pm, Sinclair Salisbury, Director of Code Enforcement and Emergency Management Coordinator, has alerted us that there will be a test of the National Emergency Alert System on all cell phones. On Sunday, October 8<sup>th</sup> in Central Park we will celebrate Diane Herring who was the first female supervisor in Doylestown Township, there will be a little ceremony at 11:00am in Central Park.

**NEW BUSINESS****Community Recreation Center & Park Improvements – Discussion of Bids Received**

Ms. Mason stated that at the conclusion of the Board of Supervisors meeting on July 18<sup>th</sup> the Board authorized the staff and consultants to move forward with the bidding of the Community Recreation Center and Park Improvements Project. On September 18<sup>th</sup> bids for the project were opened and read publicly. At this afternoon's meeting you will hear from our consultants MKSD architect and Quatrefoil on the project, the results of the bid along with their recommendations regarding the award of the bids, in addition you will hear about other costs associated with the project as well as debt services for the project. At this time, I would like to introduce Sylvia Hoffman and Ryan Kennedy from MKSD to present the bids to the Board.

Ms. Hoffman stated that it is a pleasure to be here to make a final review of the project and hear the discussion and comments and hopefully a vote at the end of the evening. She stated that she is the partner in charge and architect on this project, she has been working with Ryan Kennedy, Director of Project Management for the last three years. They are here to give a brief presentation of the project to make sure that everyone understands the scope of work for this project. Ms. Hoffman went through the Power Point presentation (see attached). She pointed out the locations of the Community Recreation Centers, expanded parking, courts (tennis, pickleball, basketball & bocce) and public restrooms (Comfort Cottage) will be in the park. The floor plan for the building itself will include lobby, small office, gym, multipurpose room that can be divided into three rooms, patio, warming kitchen, bathrooms, and storage. This floor plan was configured from the public meetings with Doylestown Township residents as well as the Board. There were many configurations before this floor plan was settled on, they then proceeded with the construction documents. She showed and went through the timeline for the last three years starting with the Feasibility Study from September 2020 through August 2021, Design, Bidding and finally Construction of Facility which will take approximately 14 months.

Mr. A. Fey, Quatrefoil Consulting (Construction Management Consultants) took over the presentation at this time. We received bids, this was a four-trade bid, we had a General Contractor, Plumbing, Electrical and Mechanical (HVAC). He went over the bids general contractor \$7,293 million, plumbing, \$422 thousand, electrical \$1.550 million and mechanical (HVAC) \$528.1 thousand. The soft costs \$1,817,700 which includes some of the flooring, finishing the courts, signage, and security inside the building. The Comfort Cottage \$633 thousand was set aside & consulting fees to date \$670 thousand. Bringing the grand total to \$12,913,800.00. When we were here in the summer, we estimated the cost to be approximately \$13.8 million. Through the bidding process and competition, the number has come in lower than expected. He went over the funding/offsets with sale of cell tower, reserve transfers, external grants and fundraising the Net Project Cost/Bonded Amount is \$8,793,800 million. Annual debt cost of \$631,436, annual cost per household \$93.41. We had multiple responses through the RFP process, responses for all four trades, we went back and forth with questions, two withdrew their bids, some of the contractors have been used by the Township in the past and are industry leaders. He asked if there were any questions.

Ms. Lyons thanked them for coming to the meeting, driving in from Pittsburgh to be here.

Ms. Santacecilia has several questions. She stated that in September we were given the budget broken into three projects now we are being presented this project in bid form. We asked if we wanted to slow step this project, pick and choose. If we award the general contraction bid, we're then obligated to approve all the other bids, for the project to move forward, is this correct? Mr. J. Fey stated that the bids were put out for the project to get the best possible cost for the Township. Ms. Santacecilia stated that if we award these bids we must go forward with the entire project, is that correct? Mr. J. Fey stated that it would be a good question for the solicitor. The RFP that was put out was for the Courts and the Community Recreation Center in totality.

Mr. Garton stated that to change you would have to either negotiate change orders, which is very difficult to do, or you would have to go out for a separate bid for the courts. However, if you award the general construction bid you need to award the other three because you have HVAC, plumbing and electrical in the building, you can't just award minor primes and not award the general contractor and have nothing for them to construct. You can't, in the current state of the bid, separate the courts at present. The Comfort Cottage is not in the bid.

Ms. Mason stated that the Comfort Cottage is through Costars, and we have the engineering and site work that go with it. We have the estimate and quote. Mr. Wood stated that a lot of people aren't familiar with the term Costars, could you explain what it is? Ms. Mason stated that Costars is a state bid where we can piggyback on the bid so we do not incur the cost associated with bidding because the state has already done that for us, they have vendors on there that we can work with and provide us with the facility. This is the quote we have.

Mr. A. Fey stated that the Community Recreation Center and the courts were bid together for the best value, if you want to separate the two out, we can give you an idea of what we think the difference between the two, what the price would be for each. Together is cheaper, if you want to separate them out do them one at a time, there will be a premium for that. Mr. Kennedy separated them out to give us an idea – roughly \$10.1 million for the building and \$1.5 million for the courts.

Ms. Santacecilia inquired if we are using anything from the courts that we already have, are moving something that we already have, are we reusing the lights or anything for the new courts? Mr. Kennedy, MKSD stated that we are reusing five lights that were salvageable. Mr. Tomko stated that those lights are the existing loop road and parking lot lights. The existing courts, the surfacing, the lights, and the nets are past their life. If there was a project where we had to resurface all of that would be replaced.

Ms. Santacecilia then inquired as to how many acres of the park we are losing to move the courts. Mr. J. Fey stated that when we are showing the courts in this diagram, they will take and do the measurements.

Ms. Santacecilia inquired if there are still six bathrooms in the Comfort Cottage and are there still outside bathrooms at the Community Recreation Center? Mr. Tomko stated that all

bathrooms are the same. Mr. Fey showed on the map where the outside entrance to the building bathrooms from outside is located.

Ms. Lyons inquired if any other Board members have any questions. There were no questions from the other Board members.

**Public Comments Agenda Items Only**

Mr. Wood requested that everyone speak into the microphones so you can be heard as this is a recorded meeting.

Ms. Lyons read the Guidelines for Public Participation in Board Meetings that are approved at the Board's reorganization meeting in January each year.

***Guidelines for Public Participation in Board Meetings:***

- Prior to addressing the board, all speakers should state their name and address and organizational affiliation, if any
- Questions and comments should be addressed to the entire board, not to individual members or to the chair
- Questions and comments should be confined to the specific topic under discussion
- Each speaker will limit his/her comments to two minutes
- Speakers are requested not repeat points already made by previous speakers
- It is expected that speakers will observe the commonly accepted rules of courtesy, decorum, and civility; resorting to personalities or the use of abusive, intemperate, or defamatory language will be ruled out of order
- Written statements will be received by the board in lieu of, or in addition to, oral presentation
- On controversial issues, speakers for and against a given topic may be recognized alternately by the chair

Joe Lukaitis, Jr. – Oak Leaf Lane – New resident since 2019, he is seeing one thing, then hearing another. We are spending money we don't have, so we are borrowing money to make something that nobody really wants. We have a YMCA; give a couple of dollars to the YMCA so that they can add something or fix something up. But to spend \$12 million so we can have pickleball court and add things we already have.

Donald Borden – West Sandy Ridge Rd – Resident since 1981, since 1975 he has been working as a municipal consultant planning & engineering, working with several municipalities during that period. Major improvements in those communities, primarily in Park & Rec, every one of them has met tremendous success and acceptance by the residents. We are allowed to object to proposed projects for whatever reason. Central Park went through the same process, he joined the Park & Rec Board in the late 70's. Since that time there has been documentation about the need for a public recreation center in the Township. It is the vision of elected officials that has brought these projects to fruition, Central Park is an outstanding area not just for the Township but the whole area. It is a matter of vision ladies and gentlemen, which is what we depend upon you to do.

Jason Showmaker – Bittersweet Dr. – Stated that he started a petition against the project in its current form, he is in favor of the bathrooms, resurfacing existing courts and upgrading the pavilion. This project will result in higher taxes, these taxes are different than County & School District taxes. He is concerned about paving over greenspace to accommodate a building, the YMCA is around the corner. He believes that the \$93 per year tax increase is a hardship due to the rising cost of everything. He asked the Board to reconsider at this time.

Fred Greco – Cedar Woods Circle – Stated that he is here to represent the Doylestown Athletic Association (DAA). Mr. Greco read a statement from the DAA Board of Directors in favor of the Community Recreation Center & Park Improvements stating as an organization the benefit of services to DAA Sports, Doylestown Township youth and community. DAA welcomes the new facility and is looking forward to integrating this facility into their schedules. Thank you.

Rob Caroselli – Squirrel Rd. – Stated that he had just become aware of the project, was told that it had been years in the making. He applauded the vision of the Board. Through social media and other forums hears that many people are for it, and many are against it in the community. Could this be a referendum on election day?

Peder Cox – Pine View Dr. – Stated that virtually every person he has talked to about this project has said no. They like the idea of upgrading the courts, they like the idea of the bathrooms near Kids Castle. This building was supposed to be built at the same time as the Municipal Building, he believes it was not because the Township went over budget at that time. He believes that building is virtually a steel shed where the floors will not be used by the athletic associations, despite the DAA statement. He believes that if the floor is not hard wood it will not be used, they will use YMAC. He believes that people will be charged \$10 every time they want to walk into the building. YMCA has memberships & Senior Discounts. Put it on the ballot, not difficult.

Ms. Manion stated that she wants everyone to come up and speak, but please state your opinion but make sure you are making accurate statements and not criticizing other people or organizations' statements. She also wanted to clear up that this building did not go over budget, which is not the reason the Community Recreation Center was not built years ago. We were fiscally responsible in separating the two projects.

Connie Morby – Limekiln Dr. – Resident since 1979, she is now a senior citizen on a fixed income. Feels that the scope of this project should be a referendum, doesn't feel everyone can afford a \$93 yearly tax increase. Central Bucks School District is going to raise taxes. Is the fundraising complete? Do you have the \$1.5 million in fundraising already? What is the likelihood you will get it? Thank you for your time.

Ms. Lyons stated that we haven't even approved this project yet, we hope to do that tonight or not, it is our goal to raise the \$1.5 million in fundraising. We have a couple of years to reach it.

Bill Blomgren – Wells Rd. – Stated that he was a commercial construction manager, he feels there is a lot missing, no maintenance, technology, phone, data, permits required. He stated that he feels there will be a huge increase by the time it is finished. Not prudent at this time –

there are needs and there are wants – this is a want. Table or put it to a referendum. Thank you.

Joseph Van Houten – Old New Rd. – Stated that he is a 30-year resident and that the residents are the strongest part of our foundation for the community, we are resilient, service oriented and family minded. Forward-looking financial management decisions benefiting our Township are also part of that foundations. We rely on our elected officials to assure our first responders are properly staffed and equipped, roads and infrastructure properly maintained, open space purchased, parks and Township facilities built, and plans put in place to assure Doylestown Township remains a Best-in-Class Community. Recreation centers as part of a park system increase home values and are a symbol of community pride and enhance lives. The project being voted on this evening is an investment in the crown jewel of Central Park, while expanding the activities and programs offered by our great Parks & Rec Team. Doylestown Township will continue to be a great place to live as long as we continue to invest in our community. I encourage my fellow residents to support the Community Recreation Center & Park Improvements Project.

John Satriano – Elfman Dr. – Sated that is has been a Township resident for 50-years, he remembers when Central Park was a farm field. 25 years ago, he suffered a back injury, most of his rehabilitation time was spent in Central Park, he can't say how grateful he is that the visionary leaders at the time found the money and the time to turn that field into a park. The park is important to a wide variety of our population, residents, and nonresidents. One of the first things he said to Ms. Sweeney, Director of Parks and Recreation was "we don't have an indoor facility?" He can't imagine what we need more or a better investment for this community for \$93 a household per year. It is hard for any family to afford a membership at a private gym. He agrees with Mr. Van Houten – Please be visionaries like those who developed the park in the first place. Thank you.

Marianne Davies – Cobblestone Way – Thank everyone, for the time spent on this project. It is a wonderful vision; her concern is the timing and the cost. She has lived here for 26 years just as Kid's Castle opened; she worked on the renovation of Kids Castle with Dawn Byers. She is worried about the numbers even with the grants and fundraising there is still a deficit. The bathrooms and security cameras are something we need to spend money on now. They spent a ton of time in Central Park for soccer, track, playing at Kids Castle etc. Because of timing she respectfully requests that they put a hold on the project.

Janet Passerini – Wells Rd. – She is concerned for the many senior citizens that live in Doylestown Township that are only collecting social security. They go to the Senior Center for their main meal for \$2 a day because that is all they have. Some like herself work additional jobs to pay the additional taxes, will they have to sell their homes? She is very concerned. Thank you.

Paul DiNella – Old Dublin Pike – Stated that he is a 10-year Park & Rec Board member. He is supporting this project, been involved in this process for the last 10 years and believes it is time to move forward. He trusts the Board and their decision. His personal opinion is to move forward, there are a lot of plusses with this project. Thank you.

Andrew William Graham Jr. – Turk Rd. – Stated that he is concerned about the taxes. This project seems to keep being inflated; he is concerned about cost overruns. There are some costs that are not in the proposal, maintenance of an additional building, more staff these costs are in addition to the cost of the project. He believes that the building will cost each household more than \$93 per year. Thank you for listening to his comments & he hopes you will vote against the project at this time.

Chris Suessenguth – Wells Rd. – He is in favor of all four projects, especially the security and bathrooms. Cost is a big concern; he's concerned that each project was not bid on individually so we can pick and choose what we need. Add an idea, look for something already existing in the Township, the old Barn Theater or Marshall's open room you can do whatever you want inside, already have bathrooms and parking. No additional traffic or noise for neighbors. Does not believe we will get the usage out of the building. Board does a good job, Doylestown is a nice place to live and the Police, Parks Department & Township employees do a good job. Thank you.

Anne Woodbury – Spring Valley Rd. – Stated that she has been on the EAC for quite a while. EAC did propose making the building a green building, ultimately not to move forward. Hugely disappointed, very sad it did not happen. We need to look to the future with renewable energy. Urges the Board to add a referendum to the next election. Thank you.

Joe Salvati – Bittersweet Dr. – Stated that he has been a resident for about 22 years. Moved here because he found a house he loved and stayed because he grew to love Doylestown Township. Over the years he has volunteered on a lot of Township committees, Traffic Advisory, Telecommunications, Park & Rec, and Kids Castle, through those hours working with the Township he learned a lot about the people who work for the Township and the Supervisors, everyone has the Township residents in the forefront. This project is for us, there is no hidden agenda. He wants everyone to know that he thinks this project is truly worthwhile, for our young children to older adults, able bodies to special needs. I urge the Board to please move forward. Thank you.

Donna Shannon – Steeplechase Dr. – Stated that she was here for the feasibility study on the solar and geothermal is not a power source, it is heat transfer source, wasted money, not feasible in this area. Grew up in Philadelphia, rec centers no fees. When she moved here, she knew three things, Fanny Chapman was where you swim, YMCA indoor things, our lovely park was for outdoor things. Stated she is a sitting board member on DAA, she is not speaking for DAA, but we did not vote to approve this, we may entertain using it, not on a regular basis. Thank you.

Amy McGahran – Southwind Dr. – Stated that she is a 30-year resident, one of the volunteers building Kids Castle. Look at this beautiful building we are in now, years ago we met in trailers. We need the vision to improve our parks and recreations and support our community. Why has this project been in the works for at least four years, and we are just now having this public descent?

David Borek – Garden Path – Stated that he has been a resident for 16 years, lives in close proximity to Central Park, father of three children. We utilize Central Park quite often, looking forward to bringing his children over to utilize the new courts and enjoy the new Community Recreation Center. Thank you to the Board of Supervisors and the Township employees for all their hard work over the last few years. Looking forward, thank you.

Ron Kopko – Pebble Hill Rd. – Stated that he is a 50-year resident, 30 years involved with various aspects of the Township government. He read a quote from the Township Newsletter published by the Board of Supervisors in June 1993. The article states that the Township begins fundraising for Central Park, it stated that the Township began long range plans for Central Park, public funds will be used for construction of parking lots, playing fields, trails and support systems, private funding will be solicited for more costly items including a community center, tennis courts and a swimming pool complex. Other opportunities include tot lots, open air amphitheater for entertainment, basketball courts and a baseball field. Mr. Kopko stated to Mr. Garton that this is a binding contract with the residents of this Township.

Dorothea Graham – Turk Rd. – She thanked the Board for letting everyone speak tonight. She has lived in the Township her whole life (71 years). Several concerns, cost is going to be higher, taxes are going to be higher, concern about greenspace, so many young people playing on the soccer fields that will be covered with courts. Pickleball courts in Cross Keys, we have the YMCA, why do we need an indoor gym? Bathrooms at Kids Castle are very important. Her other concern is that she lives on the dead-end part of Turk Rd., she can't even walk to the park, it's too dangerous, if you want to spend money how about sidewalks so more of the community can walk to the park. Reconsider and put this on a ballot.

Nate Bower – Chapman Rd. – Stated that he represents the delegation from Pine Mill Circle. No one he has ever talked to likes idea of this building, everyone likes the bathrooms, until today he never heard anything positive about this idea. I really don't think due diligence has been done to survey the community and see what people think about this. What have you done to show that there is any community support for this?

Ms. Manion – Stated that we have had 143 public meetings where this project was discussed. On February 10<sup>th</sup>, February 23<sup>rd</sup>, February 25<sup>th</sup>, March 2<sup>nd</sup> & March 3<sup>rd</sup> we had focus groups with neighbors, program partners, potential community partners, athletic partners, we've tried to get the word out, we have public meetings where we share. Mr. Bower stated that most people never ever heard of this until a couple of weeks ago. Ms. Manion stated that she is not at all faulting anyone for not hearing about it but there were 143 public meeting since 2016. It has been in the newsletter five times since the project started with cost estimates.

Kellie McGowan – Foy Dr. – Stated that she is at 15-year resident she appreciates the opportunity to be here as a Township resident she has served on the EAC and Park & Rec Board. She has over the last three years seen all the reports, to review the due diligence, she appreciates all the work they have done. On her own she went to other rec centers and talked to other rec directors to see how these indoor facilities are used. They are all glad that they did their projects. This is an investment in the future. She is in support of this project. Thank you.



Judy Dixon – Dorset Ct. – Stated that she has been going to the Township meetings for the last year or more. It is very impressive to watch this Board, they come prepared for each & every meeting, they have the best interests of the residents at heart. This Board tries to find a way to help the residents. 30 years ago, the land for Central Park was purchased, now we have soccer fields, amphitheater we bring community together. Based on that vision that the Township Supervisors have, based on their work ethic I think we should support them, and I support whatever decision you come to today.

Nicolette Harrison – Stone Barn Ct. – Expressed her support for the rec center, it is an investment in our community especially for our younger generations. Offers more unity in our community and physical activity. Thank you.

Les Geisse – Lamp Post Rd. – Stated that most of his concerns have been addressed. He wants to know what percentage of green area or acreage will be taken. Taxes never go down; he can take the increase but realizes many cannot. What about infrastructure, does Wells Rd. have to be widened? No extra street lighting. He does not think the bids will stand. Answer: There will be no widening of Wells Rd or extra street lighting.

Amy Cosdon – Colonial Heritage Park – Stated that she has lived here for 6 years but knows Doylestown her entire life. Her concern is for the greenspace and making more impervious surfaces. Worried that the number of tornadoes, due to impervious surface. She will support the decision, maybe a rooftop garden on the rec center.

Judith Walker – Oak Dr. – Stated that she has been her 80 years, she inquired “What are soft costs?” ANSWER: Mr. Fey stated that Security cost, AV costs, camera, phone, internet etc.

Christina Maida – Beulah Rd. – Stated that she was born and raised here. Last week a neighbor sent around a petition and thought if this is the first time someone is hearing about this it would be pretty scary, cost, taxes the “lack of transparency.” She lived out of state for the last 10 years and she knew about the project. She is glad people are paying attention because it is an awesome project. In terms of lack of transparency, she stated that Ms. Manion hit the nail on the head, there have been so many public meetings on the subject, the newsletter, Facebook, Twitter. For those new to paying attention to Municipal Government it is expensive to build and maintain everything that makes Doylestown such a great place to live. Let the experts in finance & capital budgeting do their jobs. This is an exciting project, looking forward to bringing her family to this great park. Thank you to everyone who has supported this project and worked so hard.

Vlad Mamedov – Bittersweet Dr. – Stated his concern for the one lane roads in the area, Wells Rd., Almshouse Rd., Turk Rd, all one lane. Huge traffic congestion during the summer concert and no sidewalks. Has a Traffic Planning Study been done? How many more cars will be coming here? Maybe making Wells Rd. two lanes each way. He is not for the project, he does think we need the bathrooms, and should be fiscally responsible. Thank you.

Morgan Bryan – E Butler Ave – Stated that she is in support of this project, she believes it is a valuable investment in our community, specifically an investment for future generations, safe

space to provide programs, an active and engaging place for adolescents to hang out. The YMCA is very expensive, about \$77 a month age 19-64. It is hard to get people to come out in support of something, it is easier when you have been angered by a Facebook post or something else. She came to express her support. Thank you

Danielle Cioffi – Honey Hollow Rd. – Stated that she is here on behalf of the YMCA. She stated that the YMCA is committed to partner with the Township and are committed to explore opportunities together. The YMCA is open to exploring a mutually beneficial partnership together.

Steve McComas for Cindy Walther – Maple Ct. – Rev. McComas stated that Ms. Walther asked him to state her support for the project in terms of needs for special needs children and adults.

Blythe Kelly – Wells Rd. – Stated that she is the Chair of the Park & Rec Board, she is here today as a 19-year resident of Doylestown Township and an 11-year member of the Park Board. She is here today to voice her support and the support of the Park & Rec Board in full support of this project and for good reason, the community needs activity space, meeting space and all the sport courts included in this project. It has been almost eight years since we lost the activity building, losing the ability to continue with programs and a loss of revenue. Ms. Sweeney and her staff have done an excellent job finding other space in other Townships however it is not enough. Not enough to meet our community needs. Our residents deserve more. Our Board has done its due diligence, members have visited other Township Community Centers, interviewed their managers, and were told a full-size gym is a must. We support a design that will give us what we need now and moving forward for our community and residents, young, elderly who it services as well as rentals. Please do not discount our efforts, our input nor our full support as we all vote in favor of moving forward with the Community Recreation Center and Park Improvements Project. Thank you.

Mr. J. Fey addressed the questions that arose from a supervisor and public comments. Regarding the amount of greenspace that would be going away because of moving the courts. They did the calculations, and the amount is under an acre, approximately .6 acre. Regarding Stormwater Management, it is the most strenuous for land development, rest assured that as our consultants and design team we will do everything to make sure the Townships stormwater management is followed, you should not have a sheet of water running through your neighborhoods.

Mr. Mamadov thanked Mr. Fey for the clarifications. He inquired about a traffic study, has that been done, the road is backed up when there is a concert. Ms. Mason stated that we are waiving Land Development for this project, the traffic is not anticipated to change with this project, concerts are special events. He would like a traffic study added to the planning.

Ms. Mason stated that the Public Comments portion of the meeting is concluded.

Ms. Lyons asked Mr. Garton to address the six requests regarding referendum and legality.

Mr. Garton stated that he has the referendum handbook, effectively you cannot have a referendum when you are asking for opinions. You can have a referendum if you are intending to borrow money for a specific project because the laws in Pennsylvania cap the amount of money that a township or borough or county can borrow based on your revenue. If the voters approve your borrowing it does not go against your limitations. If the Board were intending to borrow money because it needed to exceed its limitations, it could go to a referendum on whether you wanted to borrow money for this project. That is the only premise upon which a referendum can occur. You cannot hold a referendum for a non-binding advisory opinion.

Ms. Lyons asked if there were any other comments from the Board.

Ms. Manion stated she appreciates everyone for coming out and sharing all your comments, questions, and concerns. She wants to say a couple of things: Regarding the increase in taxes, this was not taken lightly; she hears you and understands where you are coming from. She was elected to this Board 12 years ago to make decision for this Township. A lot of the decisions are hard, there is no decision that we make sitting up here that has 100% full support. She must weigh the pros and cons and make the best-informed decision she can make. Her decision is not based off tonight, her decision is based off the last several years since this project was started, talked about, and came to fruition. She would also like to add that her voting history shows that she is the most fiscally conservative member of the Board. She is in support of this project; she sees this project as an investment in the future of our Township, she believes this is the right choice and this is what she was elected to do to make these decisions. For those of you that are opposed to this project, if it gets passed tonight, don't let this be the last time we see you. Come back and participate, be active in the next steps, this is an opportunity for us to work together. Hopefully, in 10 years you will see what a worthwhile project this was for Doylestown Township. Thank you.

Mr. Wood – Stated that a few questions came up about the cost of maintenance and operations of the building. He wanted to point out that all five supervisors voted for studies by Ballard\*King Associates to tell us the estimated operating costs and revenue of this building. The most recent at the Board meeting in July, that if we operated at a 50% capacity in the community center, we would still cover over 28% of our expected expenses which would allow us to use that money to pay some costs for the building. With this building and courts, we can look to do additional programs as well. We have been operating our Parks & Recreation out of trailers which has significantly scaled back what they were capable of doing for the last several years, right now they don't even have that option. He wanted to address the question about a green building for this project, there were two votes for him that were difficult, putting solar panels on the building, prior to conducting the solar panel feasibility study this Board made an agreement with a power provider for 100% renewable energy for five years. When the study came back, we could put solar panels on the new building, but it would be more expensive than what we are paying now. We are constructing the building with the foresight that we can put solar panels on it in the future should that become a more cost-effective means for the Township to meet its electricity needs and the needs of our Ready for 100 Program, which is a resolution to meet our energy needs with 100% renewable power by 2050. There was a similar situation with installing heat pumps for this building, for cost effective reasons and having a backup generator to heat the building if power is lost, it was not cost effective at that time.

Forward looking at some point we will have to replace the furnace; we have requested that this building be designed so that if heat pumps become a more viable option that run on electricity in the future, again thinking of Ready for 100 needs by 2050. Thank you all for coming out, he also wanted to thank the staff and countless volunteers and consultants for all of the countless hours they have put into this project.

Mr. Showmaker – Stated that he has the numbers that were looked at in July, did not think they showed correct numbers, it shows one exiting full-time employee and 1 exiting parttime employee in the Township will be allocated to the new facility, those salaries are not included because they are current employees of the Township.

Mr. Wood – Reminded Mr. Showmaker that he was in the Budget Work Session where this was discussed. They are current employees of the Township; they will be doing the same jobs. They are not adding additional costs.

Ms. Santacecilia – Stated that she has questions for the consultants. You have all these projects, what have you seen in terms of bids coming in and the percentage of overage? She is being told there is a problem with supply chains for electrical. With this being a 14-month project what type of buffer for overage? Mr. Fey stated that projects have change orders, which is when the owner decides they want to change. If there are changes over the course of the project would be an increase, however the industry right now shows that 2023 is the beginning of a construction cost decline. He believes that since these are bid projects we are going to stay in line. The electrical shortage you mentioned is changing the last item that is difficult to get hold of is transformers, through planning and getting out in front of that with the engineers we should be able to get those. He feels that the timing is on the Township's side right now. Ms. Santacecilia inquired about what isn't included in these bids? We already put out \$705,000 in design consulting, is that in this cost that you have given us? Mr. Tomko stated that the design consulting fees are in this presentation, in the \$12.9 million. The money we are committed to under contract, which this Board approved, is in that number. Mr. Fey stated that there may be variables with the bathroom down at Kids Castle, it was not part of the hard bid. Ms. Santacecilia commented that she does not know how we can award bids when part of our calculation includes \$1.5 million in fundraising. We have \$250,000 that she is aware of; we should not be using an assumption when we calculate this \$93 in taxes. We need to do a snapshot in time of what transparent government is about. She is grateful for the \$1.5 million grant we received, we put in there that we are bringing in about \$700 and \$800,000 in revenue a year, yet participation levels because of trailers, construction are less than 1%. We don't have a total cost, profit/loss or what this is going to look like. 25% of our constituents are seniors, she is here to represent everyone. She does not feel the Board has done its due diligence and she feels we are making a huge financial mistake. There are affordable options, there is nothing in this facility that is not offered somewhere else. The biggest value of Central Park is the greenspace. We do not have a financial partner committed to our bottom line. She implores the Board to table this project and put out the bids according to the projects. She appreciates everyone coming out.

Ms. Herring – She appreciates everyone for coming out, voicing their concerns, whether this goes forward or not, you have been heard, we can work on alleviate some things that may

alleviate your concerns. She was also happy to see everyone who came out in support and how Central Park was a huge part of their lives and appreciated this project and all of the work that had gone into it. She also wants to acknowledge the 1000's of hours that Doylestown Township residents have dedicated to this project over the many years. Community members who volunteer their time and talent to the Comprehensive Plan Committee, Finance Committee, Environmental Advisory Committee and Planning Commission, all those who came out to the informational sessions, attended the online informational sessions, those who came out to all of those meetings Supervisor Manion spoke about and those who emailed or called the Township. Thank you to everyone who came out tonight, you are now a part of that equation. Thank you to all of the athletic associations we have worked with over the years, tennis, DAA, all of those we have worked to put this vision together. She wanted to thank the YMCA for coming out, they have spoken with Cornerstone. Just like Kids Castle there was a lot of community effort that will continue.

Ms. Santacecilia – Asked the Board what is their max, what are they willing to spend? What if something happens are you willing to spend \$16 million? Since 2018 we had the fastest growing tax increases between the CBSD, Bucks County and the Township. She feels this building has gotten out of control. She moved to table the project and put it in a referendum. Motion died for lack of a second.

Ms. Lyons – Stated that she is going to move the matter to a vote, but she has three questions for Quatrefoil, Mr. Tomko and Ms. Mason:

- As we sit here today do these numbers reflect the cost of the project – Yes
- As we sit here today does your presentation reflect the scope of the project – Yes
- As we sit here today do these cost reflect the anticipated tax increase and impact to our residential households and commercial properties – Yes

Ms. Lyons inquired, is there a motion to approve all four bids noted in the memorandum from Quatrefoil and MKSD?

Mr. Suessenguth - asked for a show of hands from the audience. Ms. Lyons stated that there are 17,000 residents in Doylestown Township, not all of them are here tonight. He went on to say that there were a lot of different ideas, safety concerns, separate projects, other options. Table this idea and readdress. Need bathrooms, security, do not need building or additional tennis courts.

On motion of Ms. Manion, seconded by Mr. Wood to approve the four bids for the Community Recreation Center and Park Improvements and alternated bids in the amount of \$9,793,100.

Ms. Santacecilia motioned to table the approve the four bids for the Community Recreation Center and Park Improvements. The motion failed for lack of a second.

The motion made by Ms. Manion, and seconded by Mr. Wood to approve the bids for the Community Recreation Center and Park Improvements carried 4 – 1, with Ms. Santacecilia voting no.

Ms. Lyons recommended that the budget work session schedule for after this meeting be rescheduled. On motion of Ms. Manion, seconded by Ms. Herring, the motion to cancel the budget work session and reschedule it to another date carried 5 – 0.

Mr. Suessenguth – Does this mean the project is moving forward? The answer is yes.

Ms. Davies – Inquired if the security cameras at Kids Castle talked about previously were approved? The answer was yes, cameras have already been installed at Kids Castle.

**ADJOURNMENT**

Ms. Lyons adjourned the Special Meeting at 6:32pm.

Respectfully submitted,



Stephanie J. Mason  
Township Secretary



# DOYLESTOWN TOWNSHIP

COMMUNITY RECREATION CENTER & COURTS PROJECT UPDATE

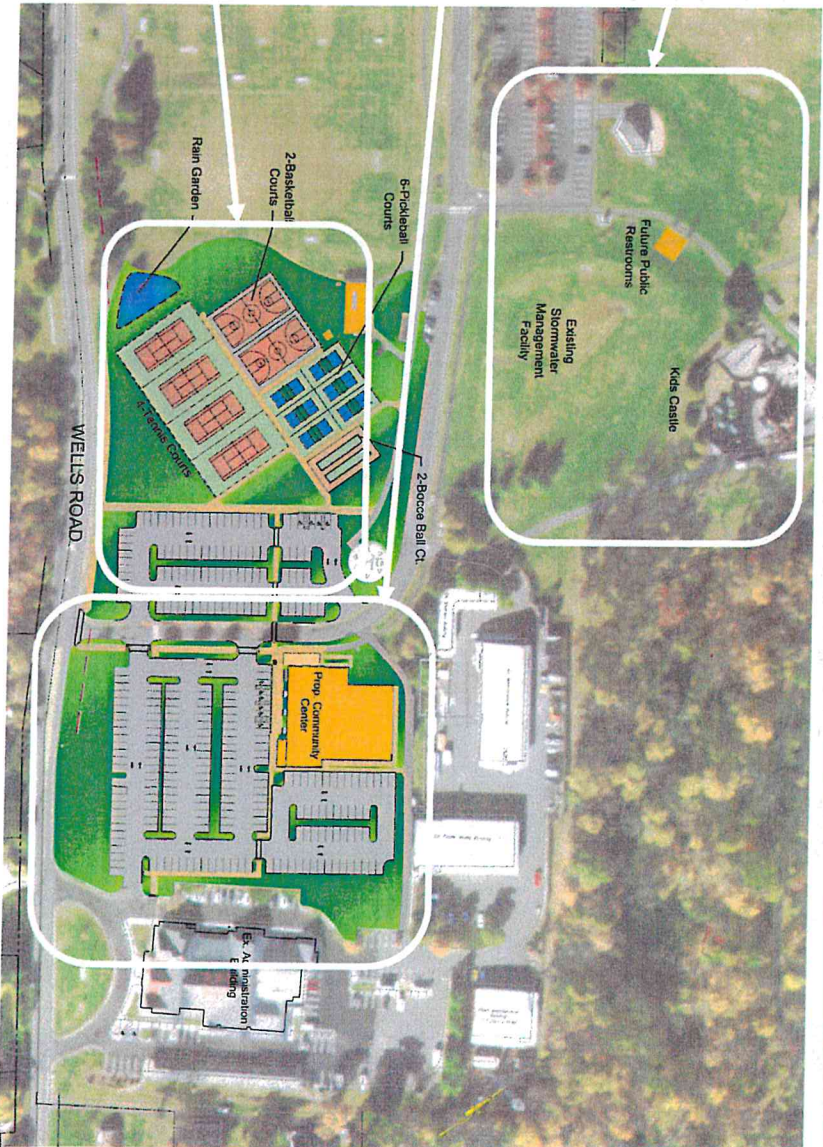
10.03.2023

Prepared by : Quatrefoil Consulting

COMFORT COTTAGE

RECREATION BLDG

COURTS





# DOYLESTOWN TOWNSHIP

COMMUNITY RECREATION CENTER & COURTS PROJECT UPDATE

10.03.2023

Prepared by : Quatrefoil Consulting

## Gymnasium

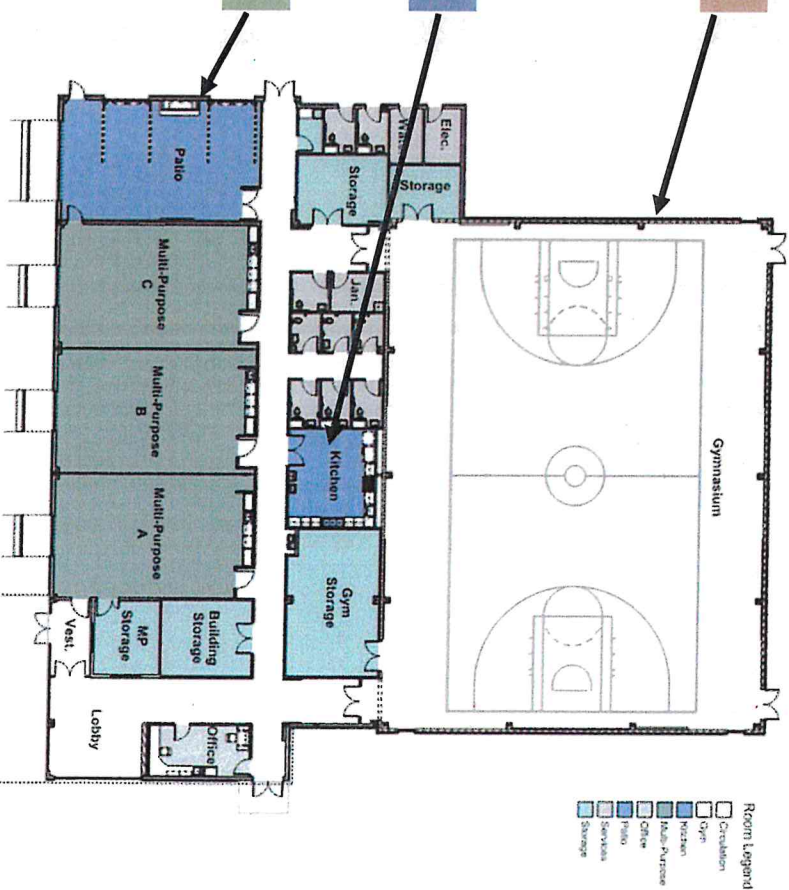
- 7,780 square feet
- Basketball courts
- Pickleball
- Volleyball
- Tennis

## Warming Kitchen

- 350 square feet
- Commercial-grade equipment

## Multi-Purpose Rooms & Patio

- (1) 2850 square foot MP Room – with partitions to allow for smaller rooms
- (1) 900 square foot indoor/outdoor patio





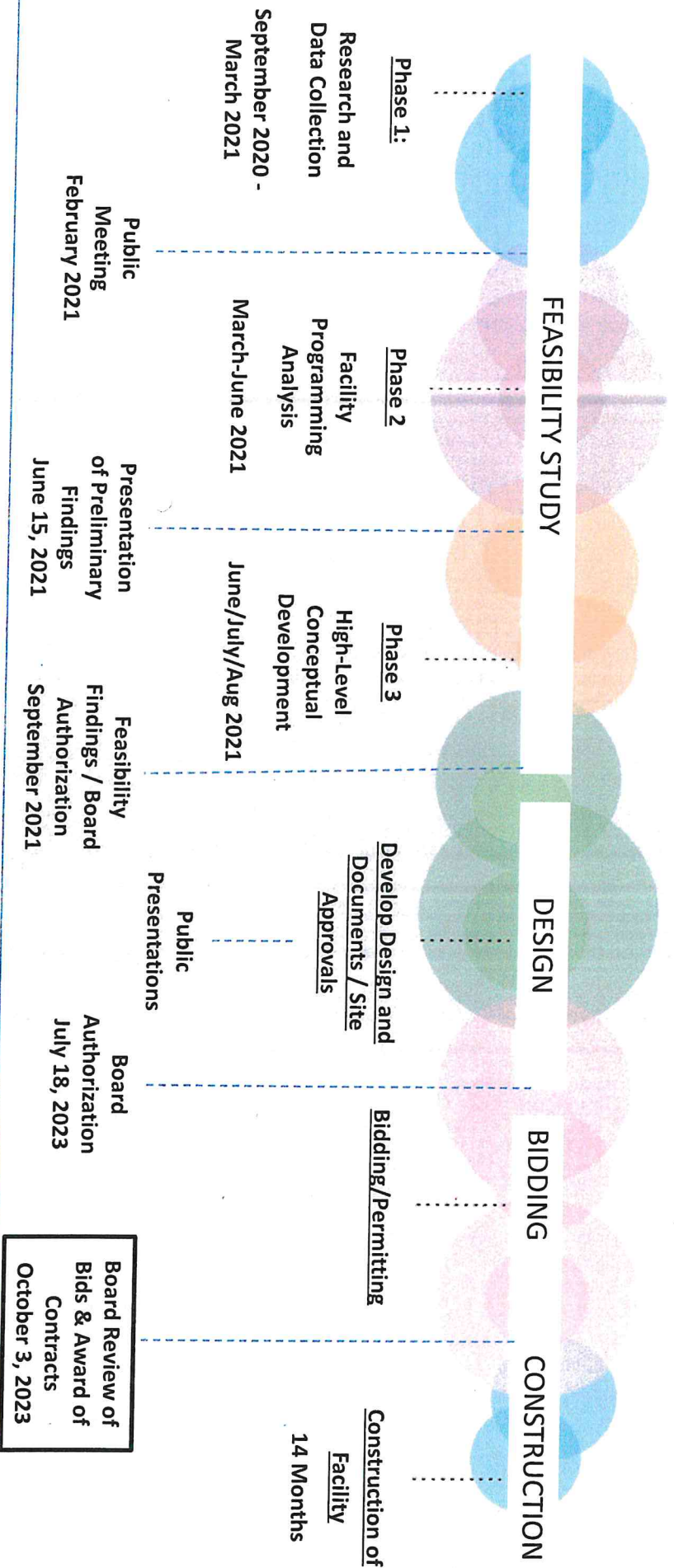


# DOYLESTOWN TOWNSHIP

COMMUNITY RECREATION CENTER & COURTS PROJECT UPDATE

10.03.2023

Prepared by : Quatrefoil Consulting





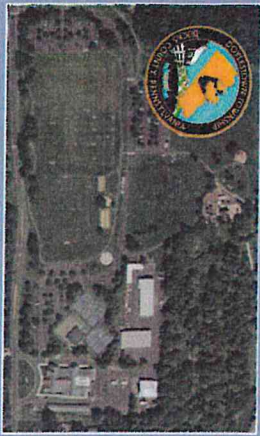
# DOYLESTOWN TOWNSHIP

COMMUNITY RECREATION CENTER & COURTS PROJECT UPDATE

10.03.2023

Prepared by : Quatrefoil Consulting

TRADE	VALUE
GENERAL CONTRACTOR	\$7,293,000.00
PLUMBING	\$422,000.00
ELECTRICAL	\$1,550,000.00
MECHANICAL (HVAC)	\$528,100.00
SOFT COSTS	\$1,817,700.00
COMFORT COTTAGE	\$633,000.00
CONSULTING FEES	\$670,000.00
TOTAL	<u>\$12,913,800.00</u>



# DOYLESTOWN TOWNSHIP

COMMUNITY RECREATION CENTER & COURTS PROJECT UPDATE

10.03.2023

Prepared by : Quatrefoil Consulting

## COMMUNITY RECREATION CENTER PROJECTS - FINANCIAL IMPACT

Item	Sept 2023 Bids/Estimates
<b>PROJECT COST</b>	
Electrical Contractor Bid	\$1,550,000
Plumbing Contractor Bid	\$422,000
HVAC/Mechanical Bid	\$528,100
General Construction Bid	\$7,293,000
Bathrooms	\$633,000
Soft Costs	\$1,817,700
Design/Consultation:	\$670,000
Total Projects Cost:	\$12,913,800
<b>FUNDING/OFFSETS</b>	
INTERNAL - Cell Tower Sale proceeds:	\$720,000
- Other Reserve transfers:	\$400,000
EXTERNAL - Grants:	\$1,500,000
- Fund Raising:	\$1,500,000
Net Project Cost/Bonded Amount	\$8,793,800
Annual Average Debt Service Cost	\$631,436
Average Annual Cost per household	\$93,41