

**Orwigsburg Borough Council**  
**Special Meeting**  
**June 30, 2022**

The Orwigsburg Borough Council met on Thursday, June 30, 2022 in Council Chambers. President Bubeck called the meeting to order at 4:06 pm and the Pledge of Allegiance was recited.

**Attendance:** Council President Rick Bubeck; Vice President Brock Stein, Councilors: Brock Stein, Kerry Mariano, Maddie Bartush, Ed Winkelbauer, Ed Keyworth. Solicitor Paul Datte; Borough Secretary Sherry Edwards  
Absent: Angie Solga; Randy Miller

Visitors: Police Chief Vince McDonald; Darin Brensinger of 101 Station Rd.

Solicitor Datte - We sought financing proposals from both Mid Penn Bank and M & T Bank for financing of both the purchase and anticipated renovations of the property at 333 S Liberty St. Total amount of the request was \$425,000.00. Both banks did submit proposals: Mid Penn Bank's proposal was the most attractive and is willing to lend the full \$425,000.00; provided three options, 10, 15 and 20 year with a fixed rate for the entire period. For the 20-year period which is what is recommended at a fixed rate of 4.07%. Provisions in the proposal that deal with the collateralization of the loan with the mortgage on the property: Title Insurance, appraisals, Hazzard Insurance which is typical for a mortgage loan. In discussions with the bank, it was explained this would be a General Obligation of the Borough and would be pledging full faith credit taxing power. After discussion today with the bank, the bank agreed to remove all the typical mortgage items which will expedite the loan both from a timing standpoint and reduce costs.

Prepared and advertised Ordinance #453 – Borrowing ordinance that would approve the issue in the sum of \$425,000.00 to Mid Penn Bank utilizing option 3 for 20-year fixed rate at 4.07%. If adopted today there would be a subsequent advertisement of the adoption of the ordinance, signatures from Council President and Borough Secretary on additional documents then filed with the State and obtain approval of financing under the Local Government Unit Debt Act.

Reason to meet today – rather than waiting until July 13<sup>th</sup> was the timing under the Agreement of sale of Santander Bank, we want to make sure we have this approval.

Bottom line we wanted to have the approvals and close on the financing in advance or in conjunction with closing on the purchase of real estate.

A motion to adopt Ordinance #453 authorizing and directing the issuance of a general obligation not of the borough as nonelectoral debt in the maximum amount of \$425,000.00 with the proceeds to be used to acquire, alter, replace, renovate and or improve real property located at 333 S Liberty St was made by Brock Stein, seconded by Ed Winkelbauer. Unanimous.

**Public Comment:** None

**Approve the Final Meeting Agenda**

No changes or additions were made to the agenda.

A motion to approve the final meeting agenda was made by Ed Keyworth, seconded by Ed Winkelbauer. Unanimous.

**Business**

**Discussion** of purchase of 333 South Liberty St –

President Bubeck - A few weeks ago Roy Heim of Heim Construction, Engineer from ARRO, Darin Brensinger, Chief McDonald, Ed Winkelbauer, Randy Miller, Rick Bubeck, Rick Seitzinger and John Levkolic met at 333 S Liberty St to see what it would take to modify the existing bank into a police station.

Roy Heim's opinion is it would take a lot of money; more money than what we are borrowing \$450,000.00. Heating and air conditioning alone needs an upgrade. After purchase its estimated that \$150,000 will be left for renovations which is insufficient for what it would take to rehab into a police station.

John Levkolic's opinion is to tear down and start over. Walls are only 2" thick, no insulation.

Darin Brensinger - building is a prefab building from the late 60s early 70s. Not efficient to heat or cool. No insulation in ceiling or floor. All electric heat.

President Bubeck – an option would be to move the three borough office staff to that location and expand the police station at its current location.

Darin Brensinger – Electric heaters in the floor. Bathrooms are almost non-usable. Not very wide, very hard to make it handicap accessible.

Councilor Stein – in the theory of the borough office going there it would take less retro fitting than the police. Police would then expand to the current borough office space.

Chief McDonald – that would get us extra footage right away. Without any construction or rehabbing of the downstairs it would be an asset to get the extra rooms. Trainings could be held in the current conference/storage room. Police office could be relocated to where the borough staff is and the current police station use would be determined. The evidence room could move from the second floor for security. The current main entrance could be a secured waiting room with glass and have a buzzer system. Police need a secured waiting area for the public. The extra footage at the bank was the attraction. Holding cell is a safety issue. Currently uses a detaining bench.

Solicitor Datte asked how often you take someone directly up to the Magistrates office.

Vince – hardly ever. So relocating the station wouldn't be a huge issue

Solicitor Datte – the borough has until August 3<sup>rd</sup> by his calculation is the end of the due diligent period that would be the day council will need to take action under the final agreement to either buy the property or not. By adopting this ordinance and going through the process there are cost incurred for the Solicitor, advertising costs, and filing fees. Not obligated to close the loan just needs to be put in place should the borough decides to keep moving forward.

Darin Brensinger - Full height glass at that building would have to go for security reasons which would be costly.

Chief McDonald – the glass is an issue, if a brick would be thrown through the glass it would shut down the building immediately until fixed. Could tint the window but still a safety issue regardless of what offices are moved there.

Solicitor Datte – asked the Chief would the space currently occupied by the borough staff afford you the amount of space you think you need moving forward?

Chief McDonald – yes, he thinks so. Right now, the Police Department as is, is functional and has been, if council decides not to do anything. He's just looking into the future when the borough grows, and another officer is hired. Any kind of purchase of a building for an upgrade for the department is a bonus because of the extra footage. If the department is moved to a different location within the current location is a bonus because the usage of the additional footage will be able to secure everything inside one secured area. If Borough Hall wouldn't be here with the public traffic the department would be even more secure.

President Bubeck – it's hard for council right now to make a decision or determination either way. Asking if it would be best to contact Roy Heim, John Levkolic and ARRO engineer to put the pros and cons in writing before council makes a decision.

Solicitor Datte – is the decision whether to buy the building or is it does the police go to the bank building or the borough office.

President Bubeck – we need to figure out the cost for both; if the police move how much will it cost or if the borough office moves how much will it cost. Costs cannot exceed \$450,000.00.

Councilor Keyworth – if borough hall moves, the bathrooms will need to be renovated along with heating and air conditioning. Building would be a better fit for the borough offices.

Councilor Stein – Two big objectives for Chief McDonald is space and separation of the department and Borough Hall.

Chief McDonald – this has to make sense budget wise – the new building has to function day one for a police department. There are professionals saying \$425,000.00 is not enough for a police department, so if we move to the new location it needs to function as a police station on day one.

3 Options:

- 1 - Police Station moves to new location and Borough Hall stays
- 2 - Borough Hall moves and Police Station stays
- 3 - Council doesn't make the deal at all - everything stays the same

If the collective group believes the purchase of the building is an asset regardless of who moves there, the building is still an asset.

Darin Brensinger – asked if anyone went up to inspect the roof. No one had a ladder at the time of the first walk thru.

Councilor Keyworth – we need to have the roof inspected; it might cut into the budget should work need to be done on it.

President Bubeck – there is a concrete pipe for Fishers Dam running under the building, we can always run a camera threw pipe to check on the condition of the pipe. Also, the heating and air conditioning might need an upgrade.

Drain Brensinger – Bank has been there since 1972. The electric is fairly poor; will not meet code. No outlets exist in the walls (walls not thick enough) they're in the floor. Bathroom will need renovations – handicap requirements.

President Bubeck – suggested have ARRO inspect the building to see what it is going to take.

Solicitor Datte – Council has until August 3<sup>rd</sup> to approve or not approve. There is a prepayment penalty if you refinance within 5 years with another institution.

Next Council Meeting, July 13, 2022 @ 7:00 pm

A motion to adjourn at 4:45 pm was made by Ed Winkelbauer, seconded by Brock Stein.  
Unanimous.

Respectfully submitted,

Sherry M. Edwards  
Borough Secretary