

**TULLYTOWN BOROUGH COUNCIL
SPECIAL MEETING
MAY 11, 2010**

President Mary Ann Gahagan called the special meeting of the Tullytown Borough Council to order on Tuesday, May 11, 2010 at 7:30 p.m.

Present:

Mayor Cutchineal
Councilman Pirolli
Councilman Adams
Councilman Servis
Councilwoman Gahagan
Councilman Fox
Councilman Czyzyk
Councilman Armstrong

Also present:

William Salerno, Esq., Borough Solicitor
Patrick Priore, Chief of Police
Nancy Conner, Interim Coordinator/Secretary

DISCUSSION – SPACE ALLOCATION FOR BOROUGH MUNICIPAL BUILDING

Mr. Angelo G. Rago, Architect, discussed the preliminary cost estimate for proposed police department renovations and addition of 500 Main Street. He explained the cost estimate associated with renovated areas of the building and the other estimate for the building addition at the rear of the building. A copy of that estimate is enclosed with the minutes.

Mayor asked if the flood level has been taken into account. Mr. Rago advised it has been considered. Mr. Rago added that he doesn't have the specific flood plain elevation—they haven't taken it to that level of detail. Mayor advised there was a significant increase in cost when that had to be done when this present building was built.

Mr. Rago advised that when you compare both cost estimates, the other building looks very desirable.

Mr. Fox asked if the heating system we presently have would accommodate the addition to this building. Mr. Rago advised he estimated approximately \$6,500 for a separate boiler or separate air handler to provide some conditioning for that 1,000 square feet addition.

Mr. Armstrong asked Mr. Rago's opinion on adjacencies and flow. Mr. Rago commented that there is more flexibility and a lot more growth potential and not landlocked with the other building versus our existing building.

Holly Kettler-Zone, 580 Main Street, Tullytown, asked where this idea originated from. Chief Priore advised that the first discussions were about 10 years ago with reference to the ramp and removing the ramp which was discussed by Mr. Adams. He added that February there was talk about no room in the police and administration side. Chief Priore added that Councilman Servis suggested the old District Court building. Mr. Servis added that we first discussed the ramp and then the space issue and looked into all avenues. He stated that at that time Mr. Lucisano called him regarding the building on Main Street. Mr. Servis commented there was discussion about owning or renting and asked Mr. Rago to give us all our options. Mr. Servis stated that Mr. Lucisano advised he would sell the property to us—turnkey at \$585,000 and we are still looking into the best option of the Borough.

Mrs. Kettler asked if we would consider other sites. Mr. Servis stated we could look into any options. Mrs. Kettler asked about a sub-station over at the Shopping Center.

Mrs. Kettler asked if anyone received appraisals. Mr. Fox advised we were waiting to hear from Mr. Rago's report this evening—no one on Council was directed to obtain appraisals.

Mr. Salerno advised that he has some concerns as to the renovations of the building and added that the architect would have to get involved.

Mrs. Kettler suggested getting a referendum for buying property. Mr. Servis asked has that been done in the past when properties were bought. Mrs. Kettler advised that it has—that it should be.

Mr. Armstrong asked Mr. Rago what he felt a comparable building such as the District Justice Office—what it would cost to build it from scratch. Mr. Rago estimated a police facility would cost somewhere between \$150 to \$175 per square foot—multiply by 4,000 square feet.

Mr. Servis asked if Mr. Rago thought that building could be worth a million dollars turnkey. Mr. Rago advised it would seem that the building, property and renovations would be near a million dollars.

Mr. Fox advised we received specs on both buildings and we have a tentative layout on how the Police Department would look. Mr. Rago advised that the existing facility is inadequate. He advised that he has done police buildings and most recently completed the Bristol Police Department. He added the ramp is not safe—not close to meeting any codes nor is it compliant. He commented that it should have never been built. Mr. Rago added that people are taken through the facility which is very unsafe—should be in isolated area for protection of police officers as well as the individual. Mr. Rago advised he toured eight (8) facilities and this is not the way a Police Department should operate.

Mr. Rago advised that layouts were drawn on both facilities and he commented that the District Justice office has numerous advantages over the existing site.

Mr. Rago advised that Mr. Lucisano would like to receive specifications and/or documents as we move forward. Mr. Salerno advised that Mr. Lucisano should deal with someone designated by Council President.

Mr. Servis commented that this has been a fact finding experience this evening—no one has decided anything—just information for Council to have all our options available or to look at other options.

Mr. Rago added that they are quick studies/sketches but said we have to start somewhere. He added there needs to be a lot more analysis and discussions to find out what the total scope of work is. He added he has not talked with any engineers. Mr. Rago suggested the next move to decide which facility to go with first.

Mr. Fox read a letter from Mr. Lucisano, a copy of which is filed with the minutes.

Rich Shinn, Oxford Avenue, Tullytown, commented that if we go to another building, there will be additional costs to renovate the old PD side for office space. He added there are a lot of numbers not taken into consideration. He also added that it seems like the separate building is the way to go.

Chief Priore commented that the architect who designed this Borough building merely duplicated the office administration side—he stated that the Police Department is working in an office building.

Ms. Gahagan commented that she would like to see the Streets & Building Committee meet with Mr. Lucisano and discuss and then place this on the June agenda.

Mr. Adams suggested a substation at the Levittown Shopping Center. Chief Priore advised the size is extremely small—10 x 20.

Hal Lefcourt, 16 Stonybrook Drive, Levittown, advised he looked at police substation at Oxford Valley Mall and it is beautiful. He advised the ramp has been a problem and we haven't done anything about it. He also discussed the duration of the landfill. He also commented that Council did a good job on this matter.

OTHER BUSINESS

Ms. Gahagan advised that Council sent a letter to SEPTA regarding the Levittown train station not being renovated and emailed Patrick Murphy. Ms. Gahagan added that she was advised that Croydon Station is being redone with the recovery act funding and unfortunately that money is all gone. She was also told that they don't know what SEPTA did with the money that was allocated for the train station.

Ms. Gahagan also advised that the Planning Commission has just about wrapped up with the Comprehensive Plan. She added that the Planning Commission will have a public meeting sometime this summer and will present to Council for approval.

Mr. Armstrong discussed the Lower Bucks County Joint Municipal Authority. Mr. Salerno advised that this matter was tabled to determine whether this Council had any concerns and he has not heard from anyone on this.

Mr. Armstrong made a motion to extend the charter for the Lower Bucks County Joint Municipal Authority by 25 years. Mr. Czyzyk seconded the motion. Mr. Salerno advised that this 25 year extension begins in 2019. Mr. Servis asked if it was beneficial to contact Bristol Township to see what they are going to do. Mr. Armstrong advised he understands that Bristol Township is going to go for it. Mr. Salerno advised they have not done that as yet.

Hal Lefcourt, 16 Stonybrook Drive, Levittown, advised that Falls Township and Middletown Township were both afforded the opportunity to be a part of the Authority and they opted out. The vote of Council was as follows:

Mr. Pirolli—against
Mr. Adams—against
Mr. Servis—against
Ms. Gahagan—against
Mr. Fox—for
Mr. Czyzyk—for
Mr. Armstrong—for

The vote of Council was 3 in favor, 4 against; the motion did not pass.

EXECUTIVE SESSION

Council recessed into executive session to discuss personnel issues at 8:33 p.m.

The meeting was reconvened at 9:53 p.m.

Mr. Servis made a motion to adjourn the meeting, seconded by Mr. Fox. The vote of Council was 6 in favor, 1 against (Mr. Adams). The motion passed.

The meeting was adjourned at 9:54 p.m.

Respectfully submitted,



Nancy Conner
Secretary