

## Special Meeting

December 20, 1989

President Stokes called the meeting to order at 4:14 pm. Those attending included Mr. Ditzler, Mr. Frazee, Mrs. Daniels, Mr. Schmitt, Mr. Songer, Mrs. Simpson, Mr. Heflin, Mayor Linn, Chief Gantz, Mr. Sterner, Mr. Lawver, Ron Kuhl of PAFO, Bruce Traggorth of Poole, Inc., and Ms. Lauer, Mr. Perliss and Mr. Rhoten - representatives of the media.

Mr. Stokes outlined the business for the special meeting: to hear comments from the public as to the 18 Unit Scattered Site Housing Rehab Program, and to award a bid for the construction of the Parking Deck.

Ron Kuhl outlined the housing project. \$150,000 has been awarded to the Borough from DCA. Additional funding, about \$800,000, will be sought from the Pa. Housing Finance Agency. The specific sites are located mostly in the Third Ward, with several in the First Ward. No citizens attended to comment, and no written comments were received.

Mr. Stokes proceeded with the meeting inquiring as to the status of bids. Mr. Sterner informed Council that all bids had been reviewed and all are in order. Borough's consultants, both Walker Engineering and Barbara Chance, as well as Mr. Sterner, recommend to award the bid to the low bidder - Richard D. Poole, Inc. of York at the base bid of \$1,734,700, and not to accept any of the alternate bids. (Indeed Council earlier voted not to award any alternates.) Mr. Sterner noted that Council could hold all bids for 60 days, that time period expiring on January 12, 1990. Should Council not award by that date, Council would need to rebid, which could result in higher bid prices.

Discussion continued with Mrs. Daniels and Mr. Schmitt voicing concern that Borough shouldn't proceed with Parking Deck award until certain conditions are met:

1. Coyle has finalized contract with Kinsley, Inc., and
2. Arranged his final financing for Hotel.

Mr. Oyler noted he spoke with Mr. Coyle re the status of his contract. Coyle informed Mr. Oyler that Kinsley had been chosen, deal was struck with handshake, and he awaits preparation of paperwork for contract execution. In addition, Gettysburg Times reported College press release indicating signing of Hotel contracts would be forthcoming.

Mr. Sterner indicated the Borough would not be formally signing Deck contract until Poole supplied performance, labor and materials bonds as well as certificates of insurance - this to take about 15 days giving Coyle time to finalize his deal. With the verbal indication from Coyle and as reported in the Times, it appears all is in order for Coyle to proceed. Indeed his firm has spent considerable time and money to get to this point, appears unlikely that the project would be halted now.

As to the question of financing, most of Council agreed that the Hotel was a private project and it is not Council's responsibility to oversee private financing. Surely Mr. Levitt had financing that was not of benefit, and Council cannot prevent such situations. Note too that Kinsley, Inc. would be certain that financing was arranged prior to his execution of contract with Coyle. Also noted that Gettysburg College has certain interest in the Hotel Project and they would be in better position to review that issue.

Moved Mr. Frazee, second Mr. Songer, to award the bid for construction of the Parking Deck to Richard D. Poole, Inc. at a bid price of \$1,734,700; to reject all alternates; to authorize the Borough Manager and President of Council to enter into the contract upon receipt of the required performance, labor and materials bonds, certificates of insurance, and approval of the contract documents by the solicitor. Motion carried unanimously.

Mr. Sterner noted only one bid was received for Weikert property work, price was higher than budget, and with minor alterations to the plans estimate of cost is \$25,000 to \$30,000.

Moved Mr. Frazee, second Mr. Ditzler to reject bid of HB&H Construction and to rebid the work with the suggested alterations to the plans. Motion carried.

Meeting adjourned at 4:45 pm.

Respectfully submitted,

*Sara L. Weaver*

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Borough Secretary