

A special meeting of the Adams Township Board of Supervisors was held on, October 4, 2016, at 3:00 p.m. at the Adams Township Municipal Building, 690 Valencia Road, Adams Township, Mars, PA. The purpose of the meeting was to review, discuss and take whatever action necessary pertaining to Mars Area Library and the grant application for the library.

Present at the meeting were Supervisors Donald C. Aiken, Linda E. Lees, Edward L. Vogel, Thomas L. Franceschina and Russell R. Ford; Secretary Janet Lubbert and Solicitor Michael Gallagher. Also present were Vince Gadrix and Janice Schmitt from the library.

Chairman Aiken called the meeting to order at 3:00 p.m. with the Pledge of Allegiance.

PUBLIC COMMENT

John Watson

Mr. Watson said he would like to speak but would like to wait until later in the meeting when he has heard more.

Colleen Stephan

Ms. Stephan presented a copy of a letter to the Board from Representative Daryl Metcalfe in support of the Keystone Grant for a new library.

Application for Keystone Grant

Mr. Franceschina said he has some concerns about the grant application. He asked what major items were eliminated to lower the cost to \$4.5 million from the original \$5.4 million. He asked if the library has the funding to sustain a new building and if the solar was eliminated as that was to help pay for utilities in a new building. Ms. Schmitt said the solar had been removed. Mr. Franceschina said the library wants the township to approve another \$304,000 until the building is sold. He asked if the project has gone out for bids and who will make up the difference if the bids come in higher than the library thinks. Ms. Schmitt said they have a guarantee from Landau that the figure won't change. Mr. Franceschina said the project has to be bid and again asked who will make up the difference if it's higher. Ms. Lees asked if Landau is bidding the project, and Ms. Schmitt said yes.

Mr. Ford said he is in favor of the project but his concern is that every time they go to vote on it, there is a different figure from the library. The latest figure is \$4.5 million, and the township said they would do \$3.5 million. He said the grant isn't guaranteed and he doesn't want to start until the library has the funding for the complete project. He understand the library intends to sell their existing building but is concerned about what happens if the bids are higher and the project comes in at \$5 million or higher. He asked where the shortfall will come from. Ms. Schmitt said they won't start the project until they receive the grant. Mr. Ford asked when they would know about the grant, and Mr. Gadrix said the middle of January.

Mr. Franceschina said he is concerned that the township is guaranteeing the project and the grant application he is looking at isn't complete. Mr. Gadrix said the application is very long and he will be sending in the complete application on Friday. Mr. Franceschina again voiced his concerns about no solar heating and they won't be able to afford the building and that the bids may be higher and asked who will pay the difference. He is also concerned about the additional \$304,000 in hopes that the existing library sells. Mr. Gadrix said they won't accept the grant if they can't do the project. Mr. Gallagher clarified that they can turn down the grant but the township is guaranteeing the entire project if the grant is accepted.

Mr. Ford asked what the commitment is from Mars Borough and Middlesex Township. Mr. Gadrix said there is no commitment from them for the new building. Mars Borough currently gives \$4,000, and Middlesex Township gives \$5,000.

Mr. Franceschina asked if anyone has talked to Mars Borough. Ms. Schmitt said they have a library tax, and Mr. Franceschina said they can do away with that.

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Mr. Ford asked what the operational budget is right now. Ms. Schmitt said it is \$259,475, and they have a 10-year projection for the new building. Mr. Franceschina asked if they have enough to cover two buildings until the old one sells, and she said they do. Mr. Ford asked where the rest of their funding comes from. Ms. Schmitt said that along with what they get from Mars Borough and Middlesex Township, the state and county contribute \$22,000 and the balance of \$70,000 comes from donations and fund raising.

Mr. Franceschina asked when the next round of grants would be, and Mr. Gadrix said in about two years. Mr. Ford asked Mr. Franceschina if he is concerned about the grant or the project, and Mr. Franceschina said he is concerned about both and being on the hook for the project. He said there are too many unanswered questions and if the project goes over budget, the township will end up paying. He thinks they should wait until the next round of grants and added they waiting for years to build the fire station.

Mr. Ford said he thinks there are unanswered questions but they should move ahead with the grant application and not accept it if questions aren't answered. He said the fire station was needed. He added he doesn't understand why the township pays 60% of the library funding when it's located in Mars Borough along with the township footing the bill for the fire station and emergency services. Greg Hartung, the mayor of Mars, was in attendance and responded that Mars Borough has started a revitalization program. The borough is one-square mile and landlocked and doesn't have the opportunity for development that the township has and that limits the ability to do things. Mr. Ford repeated his comments about the township providing funding. Mr. Hartung said the borough appreciates what the township does, but if the township and the borough don't work together, everyone loses. He said he wasn't here to advocate one way or the other for the library but for information and you can't compare a borough to a township. He added the borough will help in ways that it can but there shouldn't be a competition between the borough and the township. Mr. Ford voted yes for the grant. Mr. Hartung said the borough is catching up with their contributions to the library.

Mr. Vogel said he is in favor of applying for the grant if they can give it back but thought the figure was more in the \$3 million range than in the \$5 million range. He thinks the library made a mistake when they bought the building they are currently in.

Ms. Lees said this is a wonderful opportunity to move the library to the park. She said this is something that is needed and has been talked about for a long time and is in favor of applying for the grant.

Mr. Aiken said he is in favor of applying for the grant but has concerns that they don't go overboard with a new building. He asked Mr. Gallagher if they can back out of the grant, and Mr. Gallagher said they can until they accept the money.

Mr. Gadrix said they should know by the middle of January about the grant and then would have until the middle of March to accept it. Mr. Franceschina asked Mr. Gallagher to clarify that if they apply for the grant, get it and take it, they can't back out of it. Mr. Gallagher said that is correct. Mr. Ford asked if that is only for the \$500,000 to match, and Mr. Gallagher said they would be committed for the full amount of the project.

Mr. Ford asked Mr. Gadrix if they are prepared to have the bids in by January so they can make a decision in March. Mr. Gadrix said they have to see about the grant and then submit plans to the state for approval before moving forward. Mr. Franceschina asked if that means that the township will sign papers and be on the hook for the project without knowing the amount. Ms. Schmitt said the drawings are done. Mr. Franceschina said they need to send it out for bid to know the numbers and there won't be enough time to do that.

After additional discussion regarding the time line and bidding, Mr. Aiken asked for a vote. On a motion by Russell R. Ford and seconded by Linda E. Lees, approval was given for the grant application to be submitted but not for the grant to be accepted. All were in favor.

Resolution #2016-10

On a motion by Russell R. Ford and seconded by Edward L. Vogel, Resolution #2016-10 authorizing Mr. Aiken or Mr. Franceschina to sign the grant application was approved. All were in favor.

Resolution #2016-09

On a motion by Russell R. Ford and seconded by Edward L. Vogel, Resolution #2016-09 stating the proposed addition will be used as a public library for 50 years was approved. All were in favor.

Resolution for Other Municipalities

On a motion by Russell R. Ford and seconded by Thomas L. Franceschina, approval was given for the resolutions to be sent to Mars Borough and Middlesex Township designating Adams Township as the joint applicant for the library. All were in favor.

Letter of Commitment

On a motion by Thomas L. Franceschina and seconded by Russell R. Ford, approval was given for Mr. Gallagher to send a letter of commitment on the part of the Board of Supervisors to the library for the grant application. All were in favor.

Letter Pledging Additional Funds

On a motion by Linda E. Lees and seconded by Russell R. Ford, approval was given for the township to pledge an additional \$304,818 in consideration of first security interest in the existing building and for the township to enter into a series of written agreements with the library. All were in favor.

Environmental Letter

Mr. Gallagher asked that a Supervisor contact Ron Olsen regarding the environmental letters that are needed for the grant application. Mr. Aiken said he would get in touch with him. Mr. Franceschina asked Mr. Gadrix why he didn't meet with Mr. Olsen the previous week when he had offered to have the meeting at no charge. Mr. Gadrix said he had received the details and didn't need the meeting.

John Watson

Mr. Watson lives at 151 Forsythe Road and said he is a resident of Adams Township but involved with the borough and president of the Mars Historical Society. He said he knows there has been talk about changing the name of the library and it seems as if the township is against the borough. He said the township is fortunate to have a downtown area in the borough that has good events and feels it needs to be supported. Mr. Watson feels moving the library will hurt the borough, would like to see it stay and is concerned about the township spending \$4 million on a library which may not be needed in 10 years. Mr. Ford asked what his solution would be, and Mr. Watson said he thinks the library should look into the church across the street or the building next door. Mr. Ford said they have to do what is best for the residents of Adams Township. Mr. Watson said he understands that but thinks it needs to be looked at more closely, there needs to be more public input and there should be a vote of the township residents if they want to spend \$4 million on a new library. Mr. Franceschina said he thinks the library should hold well-publicized open houses with plans for both Mars Borough and Middlesex Township.

ADJOURNMENT

On a motion by Thomas L. Franceschina and seconded by Linda E. Lees, the meeting was adjourned at 3:50 p.m. All were in favor.


Janet L. Lubbert, Secretary

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