

HEMPFIELD SCHOOL DISTRICT
LANDISVILLE, PENNSYLVANIA

IN RE: Act 34 Public Hearing
on the Proposed Construction of
Additions and Renovations to
Hempfield High School

TRANSCRIPT OF PROCEEDINGS

School

Board: JUDY BRADY, President
MEGAN ESHLEMAN, Vice President
KALEB BEST, Director
GRANT KEENER, Director
KAIT LINTON, Director
ERIN SMALL, Director
PAT WAGNER, Director
MEKKAI WILLIAMS, Director
JUSTIN WOLGEMUTH, Director

KAREN HALL, Secretary

DAVID WALKER, ESQUIRE, Solicitor

Date: February 17, 2026 at 6:29 p.m.

Place: Hempfield School District
Administration Building
Boardroom
200 Church Street
Landisville, Pennsylvania

Volume I
Pages 1 - 18

Linda C. Larson, CSR, RPR, CLR, CRI
Court Reporter - Notary Public

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P R O C E E D I N G S

(Proceedings commenced at 6:29 p.m.)

SOLICITOR WALKER: Okay. Good evening everyone. Excellent. I would like to call to order this evening's hearing. My name is David Walker. I'm an attorney with the Law Firm of Saxton and Stump. I serve as Solicitor to the Hempfield School District.

This is the time and place fixed for the Public Hearing for the purpose of reviewing the proposed construction of additions and renovations to the Hempfield High School located at 200 Stanley Avenue, Landisville, East Hempfield Township, Lancaster County, Pennsylvania 17538.

This evening I'm joined by Members of the School Board; Mrs. Karen Hall, Chief Financial of Operations Officer and School Board Secretary; Michael Kelly of KCBA Architects, the project architect; Lou Verdelli and Lauren Stadel of Raymond James and Associates; and John Frey of PFM Financial Advisors.

Section 701.1 of the Pennsylvania Public School Code of 1949 requires a Public Hearing when a School Board is contemplating a school construction project of a certain nature. These requirements can be found in the School Code at 24 PS 7-701.1 and in the regulations of State Board of Education at 22 PA Code Section 349.12.

1 This is a Public Hearing known as an Act 34
2 Hearing. The purpose of an Act 34 Hearing is to provide
3 information to the public with respect to the reasons for
4 the project, the need for the project, the potential cost of
5 the project, and essentially all aspects including
6 architectural and financial.

7 An Act 34 Hearing is required to be advertised
8 in accordance with law, and this Act 34 Hearing has been
9 advertised as required. I will review. On January 27th,
10 2026 at a publicly advertised meeting of the Board of School
11 Directors, the Board approved the Act 34 resolution, which
12 authorized a maximum project cost.

13 The Act 34 booklet has been available in the
14 School District Office and has been posted on the School
15 District website since January 28th, 2026. On or about
16 January 9th, 2026, public notice of this Act 34 Hearing was
17 posted on the School District website and has remained
18 posted there since that time. Notice of the hearing was
19 also sent to district parents on January 9th.

20 This hearing was advertised in the Lancaster
21 newspapers on January 28th, 2026. I have a copy of that
22 advertisement here with me, which will be incorporated into
23 the record of this evening's hearing. The hearing notice
24 invited public comment at this hearing and also specified
25 procedures for submitting public comment in written form.

1 All requirements with respect to the hearing
2 have been met. I, therefore, declare this Act 34 Hearing of
3 the Hempfield School District to be duly constituted.

4 Please note, this is a formal hearing in the
5 sense that we have a stenographer here to my right who is
6 making a complete record of the proceedings. We will have a
7 transcript developed from this hearing. Please speak loudly
8 and slowly and one person at a time, so we have a clear
9 transcript. If you have not done so yet, please sign in on
10 the sign in sheet located over by the front door.

11 At this time I'd like to turn the meeting over
12 to Mrs. Hall to address the need for this project.

13 MS. HALL: The current Hempfield High School
14 is comprised of two building halves, Franklin wing and
15 Buchanan wing. While the building was renovated in 1993,
16 both wings have academic spaces where the size has remained
17 largely unchanged. Changes in instructional expectations,
18 safety and security, accessibility and mechanical
19 infrastructure concerns need to be addressed.

20 Hempfield School District is proposing
21 renovation of the current Buchanan Area High School,
22 demolition of the existing Franklin wing, and construction
23 of a new addition. The purpose of the project is to right
24 size space in the high school to meet the instructional
25 needs of the District's secondary programs.

1 There are several existing building
2 deficiencies, including classroom square footage throughout
3 the building, that are inadequate for collaborative
4 learning. Frankly, the construction does not allow for
5 the movement of walls for the development of spaces
6 specifically designed to meet the needs of current
7 educational practices.

8 Americans with Disabilities Act Code
9 compliance issues to the existing building and the cost of
10 upgrading the facilities to meet the new code requirements.
11 Mechanical, plumbing, and electrical systems are at the end
12 of their useful lifespan and need significant improvements
13 to the infrastructure of the building.

14 Enhanced safety and security throughout
15 the high school, the need for technology infrastructure
16 upgrades to deliver a quality instructional program and
17 rightsizing spaces for technology, family consumer science,
18 visual and performing arts, and physical education programs
19 to meet current and future educational standards and
20 programing.

21 Several alternatives were considered. We
22 studied many options to address the needs of the existing
23 physical condition of the high school building. Those
24 actions include 1) construction of a new high school
25 facility, 2) replace the Franklin wing with a new addition

1 on the existing baseball field and renovate the Buchanan
2 wing; 3) limited expansion of the existing high school and
3 renovation of both Franklin and Buchanan wings; 4) renovate
4 both Franklin and Buchanan wings in the existing high
5 school.

6 After numerous public discussions and
7 presentations by the District and design team, the School
8 Board recommended in the fall of 2024 to proceed with option
9 two to best address the needs of the existing high school
10 facilities, to provide right sized educational spaces to 9th
11 through 12th grade students, and address the long-term needs
12 of the District. Turn this over to Mike Kelly.

13 MR. KELLY: Thanks. Good evening everyone.
14 My name is Michael Kelly and I'm the architect with KCBA
15 Architects.

16 The project consists of a large new
17 construction portion that connects to the Buchanan wing
18 shown here in red. You can see to the left of that in gray
19 the existing Buchanan wing that stays and is collaborated
20 above the demolished portion of the Franklin wing.

21 When the project is completed, the Franklin
22 wing will go away. It will be replaced with a large amount
23 of parking both for students, staff, and visitors as well as
24 allowing for bus drop off and senior parking to remain on
25 the left side of the existing school.

1 There will be a new addition. There will be
2 renovation, as previously mentioned, of the Buchanan wing.
3 They are still remaining to have separate bus loops along
4 the existing Buchanan wing as well as another bus loop along
5 the lower entrance of the proposed new addition.

6 There will be a singular and secure
7 main entrance point at the upper level of the new
8 addition. That's important for enhanced safety and
9 security of visitors and students entering the site, and
10 then entering the main entrance of the school at one
11 singular point.

12 Improved campus organization and safety is
13 another feature of the project providing much safer areas
14 for students and faculty and staff to park and safely walk
15 down towards the new main entrance of the school.

16 The school will remain as a three story
17 building. That is what links all three floors of the
18 existing Buchanan wing. The new addition will include a
19 large new competition gym, but also include all new music
20 and art spaces, STEM labs, family consumer science labs, a
21 pre-K area and classroom, a new kitchen and cafeteria as
22 well as many classrooms on alternative floors.

23 The new school melds well into the form of the
24 existing Buchanan wing, as I said, on all three floors.
25 This is an image of the second floor. You can see the

1 Buchanan wing on the left. This existing classroom is to be
2 renovated with new HVAC and electrical systems, ADA
3 compliance, and all of the toilet rooms and any sinks
4 available to students or faculty in the science lab will be
5 made compliant.

6 And then up on the third floor we have
7 additional classrooms in Buchanan and some new classrooms as
8 well as part of the new academic addition. There is a in
9 the -- up here what will be the new front door. This is up
10 on the parking lot level. You can see the front door on the
11 left. On the right there is a specialty entrance. We're
12 calling it a senior entrance for students that would be open
13 in the morning and evening or after school.

14 The main entrance of the school is where
15 students and visitors would be coming to and from during the
16 school day. Upon entering the school, you're actually
17 entering at the midlevel of the school on the second floor.
18 You can see here a long hallway that links to the new
19 addition.

20 On the left we have the new gym and on the
21 right we have the existing gymnasium that will be
22 repurposed. So on the right there that's actually currently
23 an exterior wall that will become an interior wall as the
24 addition is built adjacent to it.

25 A view here looking into the gymnasium and a

1 walking track on another level and then a play surface for
2 competition is down on the first floor.

3 Student learning commons, this is another
4 space that's currently outside. And to the left there we
5 see the word commons. That space is part of the existing
6 performing arts center. So that exterior wall becomes an
7 interior wall as we wrap some students spaces around the
8 contours of the existing Buchanan wing.

9 The south entrance here where that bus loop
10 is you can see some buses there on the right. This is an
11 entrance at the other end of that long hallway. This would
12 bring you directly into the cafeteria and kitchen area and
13 the lower level of the new school. You can see stairs going
14 up to the new addition, but also a ramp so that we have
15 ADA compliance at every entrance into and out of the new
16 school.

17 So I'm going to cover the direct costs of the
18 project and what Act 34 is regulating. As previously noted,
19 the School District on January 27th adopted a total project
20 cost for the school at \$228,222,610. When we talk about the
21 total project cost, that is everything involved with the new
22 construction as well as renovation of the existing building
23 as well as all of the site work that's required to build
24 this new building as well as design fees, furniture fees,
25 building permit fees. Everything that would be involved in

1 the project. That's where the total project costs arise
2 from.

3 What Act 34 is monitoring is the maximum
4 construction cost only of the new school, not the site work,
5 not the renovation, just the cost of the new construction
6 portion of the building. We have estimated that to be at a
7 maximum building construction cost of \$117,732,772, which
8 was also adopted by the Hempfield School Board on the
9 evening of January 27th, 2026.

10 MR. VERDELLI: Thank you, Mike. My name is
11 Lou Verdelli. I'm here for Raymond James. Part of the Act
12 34 process requires the District evaluate the options for
13 financing a project such as this, so those are listed here.

14 Given the magnitude of this project, to use
15 cash or short-term loan would not be feasible. So the other
16 three options are the general obligation bond issue, which
17 the School District would issue itself or going through a
18 local authority or a State Public School Building Authority
19 are the other options that you're required to consider.

20 Those other options would be issuing revenue
21 bonds, because the School District has a very good credit
22 rating. We've reached double A-2. The lowest cost option
23 for the School District is to issue their own general
24 obligation bonds. So that is the path that the District
25 would use to finance the project.

1 State reimbursement, this used to be a section
2 where we would talk about how much the state was providing.
3 Because the PlanCon program is in moratorium right now,
4 there will be no state reimbursement, no state assistance,
5 so the District is responsible for a hundred percent of the
6 cost of the project.

7 This calculation is just showing the
8 evaluation of the general obligation bond issue versus the
9 other options that I discussed. Again, because the interest
10 rate and the financing costs are lower for the School
11 District to issue its own bonds, that is the plan to finance
12 general obligation bonds.

13 One other item I would point out on this page
14 is that the District will take the bond proceeds and have
15 them invested during the construction period so we are
16 projecting the line third up front from the bottom. That
17 there would be interest earnings of about 2.8 million
18 dollars so that helps reduce the amount of money that we
19 need to borrow for the project due to the interest being
20 generated during the course of the construction of the
21 project.

22 I'm going to turn things over to Lauren
23 Stadel to review the financing options.

24 MS. STADEL: Good evening everyone. The next
25 few slides are about the intended plan to finance. If

1 you've been to any of the School Board Meetings over the
2 last few years, you'll be somewhat familiar with them.

3 But the intention is to issue four separate
4 bond issues to fund the project. The first of which was a
5 15 million dollar issue that was completed in 2025. The
6 next three issues are listed there and we'll go over in a
7 little bit more detail but to be done consecutively in years
8 2026, 2027, and 2028.

9 But, again, we will continue to monitor the
10 situation, bids, interest rate environment, construction
11 draws, and the timing may change a couple months here or
12 there. If the interest rate drops again, we may decide to
13 combine two issues into one. But, again, for now the plan
14 is laid out as such.

15 We also referenced on this page that we will
16 be utilizing a wraparound debt service structure, which is
17 detailed on page number 34. Page 34 shows the anticipated
18 debt service schedules for the four associated bond issues
19 that I just reviewed.

20 Column number three is the actual debt service
21 for the 2025 bond issue. Column number two is all of your
22 other -- all of the Districts remaining other debt service.
23 So columns four through six are projected at this point in
24 time.

25 Column seven will be the net result, then, to

1 the District's annual debt service payments going forward to
2 fund the project and all other debt of the District. And so
3 in order to fund this over time and phase in the mils over a
4 number of years, columns eight and nine detail how that will
5 be done.

6 So the District has already put into place
7 approximately point three mils in 2025 and a little over
8 point three mils in fiscal 2026. An additional point three
9 mils will be phased in over the remaining five years to
10 fully fund the anticipated debt service mil impact of 2.17
11 mils.

12 We also worked with the District on taking a
13 look at how the project would affect any indirect costs that
14 are not directly related to construction or debt service and
15 this is required by the Act as well. And so we see that
16 with our best estimates in working with the District
17 Administration, there is an anticipated annual indirect cost
18 of about \$54,000. However, much of that may be offset and
19 may be offset completely by building efficiencies.

20 Obviously you're going to be upgrading HVAC
21 systems so much of the indirect costs or savings are yet to
22 be determined. But at this point in time the District
23 Administration's best estimate is that the annual indirect
24 costs will total approximately \$54,000, which equates to
25 point zero one mils on an annual basis.

1 So you can take that point three mils that we
2 talked about needing for debt service and add approximately
3 point zero one mils on top of that to come up with the
4 annual impact for the next several years for the project.

5 So with that, I'll turn it back to Attorney
6 Walker for public comment.

7 SOLICITOR WALKER: Thank you. It's now time
8 for the public comment period. I first want to check with
9 Mrs. Hall. Have you received any comments or questions
10 submitted at the District's Office ahead of time?

11 MS. HALL: No.

12 SOLICITOR WALKER: Okay. We will now open the
13 floor for public comments by those in the audience. When
14 you do come forward and speak, whether you ask a question or
15 make a comment or express an opinion about the project, try
16 to speak clearly and deliberately so that the stenographer
17 will be able to take all the information down and so that we
18 have a clean record of what transpired at this hearing.

19 We're asking each speaker to limit their
20 comment to three minutes so that everyone who wants an
21 opportunity to speak will have a chance to do so. Anyone
22 who speaks for as long as three minutes will be given a
23 gentle reminder from me at the 30 second mark that that's
24 the amount of time they have remaining.

25 We would ask, for the convenience of our

1 stenographer, if you would state your name and municipality
2 for the record and, if possible, please spell your last name
3 so we have it accurate in the transcript.

4 The Board understands that many of you may
5 have similar feelings and comments. We would ask if you
6 share the position of a previous speaker, that you indicate
7 that you agree with the prior speaker's sentiments and save
8 the additional time for comments we have not yet received.

9 Finally, the intent of this Public Hearing is
10 to receive public comment and not to engage in a question
11 and answer session or public dialogue. The Board or the
12 presenters may answer questions, if a question may be easily
13 answered, but will not engage in debate about the need for
14 the project.

15 Per Act 34, additional written comments
16 regarding this project may be submitted to the District for
17 a period of up to 30 days, which ends at 4 p.m. on Thursday,
18 March 19th, 2026. Written comments can be submitted
19 directly to the District Administration Office in care of
20 Mrs. Hall.

21 So is there anyone in attendance who would
22 like to make public comment? Going once.

23 Okay. I will turn it over to Mrs. Hall for
24 any closing remarks. Thank you.

25 MS. HALL: There are none. Thank you for

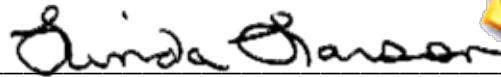
1 coming tonight. As Mr. Walker said, there is 30 days to
2 submit any written comments. They can be mailed or dropped
3 off at the office to my attention.

4 SOLICITOR WALKER: If nothing further, this
5 hearing is concluded. Thank you.

6 (Whereupon, the Act 34 Hearing concluded at
7 6:49 p.m.)
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1 COMMONWEALTH OF PENNSYLVANIA)
2) ss:
3 COUNTY OF CUMBERLAND)
4

5 I, LINDA C. LARSON, a Court Reporter and
6 Notary Public in the Commonwealth of Pennsylvania do hereby
7 certify that I reported the foregoing proceedings had and
8 testimony taken on February 17, 2026, and that the same is
9 true and correct in accordance with my original machine
10 shorthand notes taken at said time and place.

11 
12

13 Linda C. Larson, CSR, RPR, CLR, CRI
14 Court Reporter and Notary Public
15 In and for the Commonwealth of
16 Pennsylvania

17 Dated this 2nd day of March, 2026, Carlisle,
18 Pennsylvania.

19 ** Valid certification contains original signature of
20 reporter.
21
22
23
24
25

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