

LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS

Minutes of Workshop Meeting held January 12, 2016

A workshop meeting of the Board of Supervisors of Lower Paxton Township was called to order at 6:06 p.m. by Chairman William L. Hornung, on the above date in the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

Supervisors present in addition to Mr. Hornung were: William B. Hawk; William C. Seeds, Sr., Gary Crissman and Robin Lindsey.

Also in attendance was George Wolfe, Township Manager; Steven Stine, Township Solicitor; David Blain and Aaron Sholtis, CASA; and Charles Fortney and Greg Cavoli Fogerty, New Hope Ministries.

Pledge of Allegiance

Ms. Lindsey led in the recitation of the Pledge of Allegiance.

Public Comment

No public comment was presented.

Chairman and Board Members Comments

No board members comments were presented.

Presentation by CASA for Township participation in its construction of
a storage building and concession stand at George Park

Mr. Wolfe noted that the packet contains a summary of a conversation that Mr. Wolfe had with Mr. Blain on behalf of the Capital Area Soccer Association (CASA) asking for help in paying for some of the construction of a storage unit and concession stand at George Park.

Mr. David Blain, 1197 Knacklyn Farms Court noted that he is the past president of CASA and with him is Aaron Sholtis, the current president of CASA. He explained that he is requesting participation from Lower Paxton Township in regards to a facility that CASA wants to build where Ranger and George Parks meet. He noted there is a green storage shed and a concession stand that is in a shed at Ranger Park. He noted that CASA's plan is to eliminate both of those facilities and replace it with one facility on that site. He noted that he has been

before the Parks and Recreation Board and has received their approval to do the work, and he has met with Lynn Wuestner to review the location and discussed what the structure would look like. He noted that it would be consistent with all the other structures that are within the Township Parks, being a full block structure, similar to what you see at Brightbill Park, the concession stand that PHR Baseball built, and the pavilion at George Park. He noted the cost to do this is \$15,500 and CASA has received many donations through his membership to build the facility from R. F. Fager, Swartz Supply, Lowe's, Hempt Brothers and donated labor as well. He noted that CASA needs a little more financial support to finish the project. He noted that the green storage shed is being rented by the Township and has been in that location for over 15 years. He noted that currently the township rents that shed for \$187.00 a month. He explained that the cost to the Township would be eliminated and he requests that the Township contribute the cost of one year's rental for the facility for this project.

Mr. Blain noted that the facility will be the Township's facility since it is located on Township Park property. He noted if the Township would be willing to help with the request it would be greatly appreciated.

Mr. Hawk questioned if CASA is building the building or will it be contracted out. Mr. Blain answered that we are physically building the building. He noted that he has completed a building permit and it is ready to be submitted to the Township. He noted that he has a drawing for what the building will look like and it has been approved by the Parks and Recreation Department.

Ms. Lindsey questioned who owns the current storage shed. Mr. Blain answered that the Township does. Ms. Lindsey questioned who we are renting it from. Mr. Blain answered that he does not know.

Ms. Lindsey questioned for the other storage sheds located at the other parks, such as PHR's concession stand, do we own them. Mr. Wolfe answered that all structures in the Township Parks are owned by the Township. He noted that other than porta johns, this the only structure that the Township rents in the parks. He noted that everything else is stick-built and owned by the Township.

Ms. Lindsey questioned if CASA would be the only one allowed to use the concession stand. Mr. Blain explained that the building is a combination of storage and a concession stand. He noted that it would be a CASA storage shed as they would be putting all their equipment in the storage shed part which would take up about two thirds of the facility with the other third housing the concession area. He noted just like we do with our soccer fields, if there was another entity that wanted to do something, we could open up the concession stand.

Mr. Hornung questioned if CASA shares the existing rental facility and other shed now. Mr. Blain answered no. He noted that we are looking at this as a beautification project as we want to get rid of both sheds and consolidate both uses to one nice building that is consistent with what you find in the Township Parks. He noted that PHR Baseball shares their shed as they built that shed. He noted that it is a two-story unit with the first floor being dugouts and a concession stand and the second story is an announcement booth. He suggested that they don't share their shed with other organizations as it is specific towards PHR baseball.

Mr. Blain noted when he was a Supervisor for Lower Paxton Township and we built the facility for Paxton's football team at the Central Dauphin East Middle School it was not shared with other organizations.

Mr. Wolfe noted that it is Township policy that these are Township facilities and we required organizations to give us keys to all these buildings and the Township staff's response would be if we got a request for use of someone else's concession stand we would check with that organization and make arrangements to accommodate it if we could. He noted that we don't get requests for that, but we take the position that they are our buildings.

Ms. Lindsey noted that we will be returning the rental shed, but will we be able to sell the other structure. Mr. Blain suggested that CASA purchased that building but it is not in good shape. Mr. Sholtis agreed that it is not in good enough shape to resell it. Ms. Lindsey questioned if you have a way to get rid of it. Mr. Blain answered that we have some ideas for how to get rid of it. Mr. Wolfe suggested that the shed was purchased by CASA. He noted that the rental belonged to the Township and the Township would not have bought the other structure.

Mr. Blain noted by removing both structures, they plan to build the new one very close to where the current green storage building is. He noted that CASA will clean up the hill and the Parks and Recreation Board is looking to put a walking path in that area.

Ms. Lindsey noted since the Township will own the shed, who will be responsible to cover the insurance for the equipment if it is broken into to. Mr. Wolfe answered that the Township would have insurance on the building and the contents would be covered by our insurance only if it is ours; however, if it is owned by a sport organization they would be covered under the organizations policy.

Mr. Blain noted when he was a Supervisor the Township received requests from sports organizations and CASA. He noted that having sat on the other side of the table and having gone through the process with CASA he now understands from a business perspective what they do. He noted that CASA provides significantly to the community. He noted that he has sat on the Paxton Baseball Board, Paxtonia Athletic Association Board, CASA's Board and many youth organizations and had some involvement with the Central Dauphin Area Basketball Association. He noted that of all of the youth boards he is involved with CASA does give back to the community in what they do. He noted that the amount of money that is spent on field improvements and turf upgrades in the Township parks is very significant. He noted in 2015 CASA spent \$40,000 on turf improvements to all the fields at Ranger Park and the two fields that we have at George Park, to include fertilization, aeration, and cutting the grass. He noted that it is a savings to the Township not to have Public Works personnel cut the grass and do this work. He noted that the Township does all the work for the Paxtonia baseball fields.

Mr. Crissman noted that he appreciates that Mr. Blain has the ability to stand where he stands for the organization but also having an understanding for those of us who sit on this side of the table. He noted that he wants to make sure that he heard clearly what Mr. Blain said noting that he does not know what conversations took place with the Parks and Recreation Board. He noted when the building is constructed it will become the property of Lower Paxton Township. Mr. Blain noted that he filled out the building application and signed it. He noted that it is no different from the fields that were constructed by CASA as we put \$120,000 into building those

fields and the Supervisors stated that they would do everything that it could to have CASA use the fields but there may be a request to use the fields and CASA understands that.

Mr. Crissman noted that he wants these issues recorded in the minutes for future times when he and Mr. Blain are not around.

Mr. Crissman noted that Mr. Blain made the comment that another organization would have the opportunity to use the concession stand if they needed it for whatever purpose they had. Mr. Blain answered that it would be CASA's understanding as well. He noted that there is a risk/reward process that would put the risk of putting our own money up to build the building and that we are utilizing our resources to build the building. He noted that there might be a need for someone else to use it but he does not view it as any different than Linglestown Football and Baseball, PHR Baseball, Paxtonia Athletic Association, as they all have facilities on Township parks that are pretty much exclusive, but if they need to be used, everyone understands that.

Mr. Crissman noted that between CASA and the Township, the contents are covered either through our insurance or CASA as they have their own insurance. He noted that he would not want everything to be lost in a fire and each other thought that the other one had insurance. Mr. Blain noted that he will clear that with the insurance carrier but he is sure that CASA should have loss coverage on our equipment. He noted that most of the equipment is used for the playing of the game but we do have a mower that is stored in the shed. He noted that it has a very large mower deck.

Mr. Seeds noted that we have helped many organizations in the past and he appreciates all that CASA and the baseball and football organizations do for the youth. He thanked all those involved as he knows how much work it takes. He suggested that the new building will be an asset and tremendous improvement to the area. Mr. Seeds questioned how many buildings are being used now. Mr. Blain answered two buildings. Mr. Seeds noted that they both will be gone when this new one is built, and he is in favor of this.

Mr. Blain noted that he would appreciate the financial contribution from the Township and will ensure that everything is built to the Township's standards. Mr. Seeds noted that the money is in the budget so it is a matter of moving it from one place to the other and next year we

will not have that cost. Mr. Blain noted that the Township will have the savings of the long-term cost for the rental so if you kept the shed for another 10 years, it would be a savings of \$18,700.

Mr. Hornung questioned if there will be electricity or plumbing to the shed. Mr. Blain answered that there are no plans for plumbing at this time but there would be electricity. He noted we would need electricity in the snack shack area to run the refrigeration devices. He explained that we don't have electricity at this time and use a generator for that purpose. He noted that he does not know if we would have an issue with using a generator, but there are no plans to run plumbing to the building.

Ms. Lindsey noted because you are serving food at the concession stand, will you be doing hot dogs or something similar. Mr. Blain answered that we currently do that. Ms. Lindsey questioned if you will need to have plumbing since people will have to wash their hands with handling food. Mr. Blain answered that we never had plumbing before. He noted that he does not know if the other facilities have plumbing. Mr. Hornung noted that usually they bring water in to use. He suggested that it would be nice to have plumbing at that location but it is important to have electricity. He questioned if you would have an outside light. Mr. Blain answered yes, noting that it would be consistent with the other Township buildings that have an outside light.

Mr. Hornung wanted to thank CASA as it is always nice when we get improvements to our facilities at a very low cost. He noted that he and Mr. Blain looked at the site a number of years ago and he was taken back as those shacks made it look like our facility was not finished. He noted that it will make it look more professional.

Mr. Hornung questioned if it was the general consensus of the Board to move forward for this. He questioned Mr. Wolfe if we need to do anything for this at a future meeting. Mr. Wolfe answered no as it is a small item and if the Board had the consensus that it is doable we are good to go. He noted that the amount of donation would be about \$1,500.

Mr. Crissman questioned if Mr. Blain is planning to put in electricity. Mr. Blain answered yes. He noted that we have a detailed plan for how to go about this. He noted that he has met with Lynn Wuestner about the details.

Mr. Seeds stated he was fine with it.

Mr. Hawk noted that we are good to go.

Mr. Blain noted that we plan to break ground in the next couple of weeks as we have Hempt Brothers lined up to donate a large portion of the concrete and they are getting the block from the same vendor that the Township uses to build the other facilities. He noted that Lowe's is providing a grant for lumber and RF Fager is providing the roofing materials, siding and downspouts, soffits, and Swartz Supply is providing the cabinets and countertops.

Ms. Lindsey suggested that we could put this on the Road Tour for the spring. Mr. Blain noted that we hope to have the project done by April 3rd.

Mr. Aaron Sholtis, President of CASA, wanted to thank the Board noting that it is great to be involved in an organization where we can give back to the community and to make improvements.

Mr. Blain noted when you get onto the Board with CASA, then you progress your way through and he noted that he is on the back end of his progression and Mr. Schultz is in the midst of his first year as president.

Presentation by New Hope Church and Advanced Training Programs, Inc. regarding implementation of a recreation center

Mr. Charles Fortney introduced Greg Cavoli and explained that they would like to talk to the Board about this project. He noted that he sent an email to Mr. Wolfe and since that time some things have changed. He noted that he is a member of New Hope Church located on Colonial Club Drive and he is also a business owner in the Township that works with youth for a living. He noted that he has doing this for 15 years providing community programs, full day sports camps, basketball, soccer, baseball, gym classes, and arts and education. He noted that they run programs to get kids active and moving and also at the same time provide a safe place for parents to put their kids in the summer. He noted that we are not a day care, but a sports organization. He noted that we also do sports training as well and being at New Hope Church there has been a vision for a number of years that they have been carrying out with their current resources called Partnership for Hope. He noted that they have a food ministry, clothing ministry, and are an interfaith organization to help people in need. He noted that they have a modular unit next to the church that they use for office space for the Partnership for Hope.

Mr. Fortney noted that he has had conversations over the past couple of years with Pastor Vern about the vision for the community program and he started to see synergy with the vision for the church for the community wellness center. He explained that Pastor Vern asked him if he would consider having it near the church or on the church property rather than have it somewhere else. He explained that he agreed as he and Mr. Cavoli had identified three or four properties that were potential uses. He noted that it is an idea that we all share but unfortunately, Pastor Vern was unable to attend the meeting tonight.

Mr. Fortney noted in doing the research on the New Hope property with Skelly and Loy it was found that there would be more hurdles in buying the property from the church in order to build a significant structure. He noted that Skelly and Loy built the current church and the addition. He noted that they came up with another recommendation. He noted that he would have Mr. Cavoli explained this project from his standpoint for gym time and usage need.

Mr. Greg Cavoli, 2438 Kensington Way noted that he runs the Enterprise Rental Cars in Central Pennsylvania. He explained he has been friends with Mr. Fortney who asked him to help out coach, noting if you like basketball and have a lot of kids like he does you have to be involved with Mr. Fortney. He noted that he has been involved with his program for the past six or seven years working with anything to do with basketball, soccer or gymnastics in the community. He noted if you have a child from age 12 and under, he has probably coached that child noting that he had had four of his children go through the CASA program. He noted that he wants to be involved in a community project like this and he bought into Mr. Fortney's vision.

Mr. Cavoli noted in his involvement in the community over the past several years he found that there is a need for more space. He noted that he was in front of the Central Dauphin School Board about a year ago on behalf of the Central Dauphin Area Basketball Association (CDABA) serving over 500 kids asking for more gym time and not to charge us for it. He noted that they are now not charged for gym time as a non-profit but they had to refuse over 50 kids who wanted to be in the program as there was not enough gym space. He noted that he sees a need and he will be involved with Mr. Fortney every step of the way. He explained that they are looking for advice from the Board and want no surprises for what the usage should be.

Mr. Fortney noted that some of the programs that we would want to put in a facility that is not present in any township on the east or west shores is a four court basketball facility, noting that the facility that he rents from New Love of Christ is rented out to girls' softball, flag groups and others. He explained that he rents out to groups who want to meet indoor in the winter. He noted that he was a member of the Friendship Center for a number of years and found that a member can be frustrated when they cannot use a certain court because someone from the community is using the court. He noted that they have to be careful not to rent out too much space as the members have a need to use the space. He noted that he does not view this as a membership driven facility, but the goal is to provide a home for the multiple programs that they have and to provide a home for the CDABA and CASA for indoor space.

Mr. Fortney noted that the church and he have a vision of having community outreaches, being able to provide office space for the Partnership for Hope which is a community non-profit. He noted that there are multiple usages that can happen. He noted that he likes the idea as well as having the community wellness area where people can come to gather, do yoga classes, have coffee, provide an indoor track for walking for parents who bring their kids to shoot some baskets during certain hours outside of the time it would be used for the other purposes.

Mr. Fortney noted that he would like some feedback from the Township not only on the property and how the Supervisors would envision how the community center could be built, but if there are any needs. He noted that he would also like to speak to the parcel of land that they are considering buying.

Mr. Hawk questioned if you have bought the land. Mr. Fortney answered no, we have permission to speak to the property next to New Hope Church, the Shades property. He noted that Pastor Vern has a very good relationship with Marion Burrell Shade. Mr. Hawk noted that you are here to find out what you can or cannot do. Mr. Forney explained that Skelly and Loy provided a feasibility study on seven acres next to the church property, a rectangular tract, noting that it is Shades Nursery property. He noted that it is about 400 feet away from Marian Burrell's house. He noted that they are open to this only if Pastor Vern is on board and also it would have a community focus. He noted that it is a seven acre tract. He explained that Skelly and Loy did a study noting that the building he would like to build could fall under the provisions of the 30 to

40% pervious space requirement, and provide enough parking and green space to accomplish the goal with the frontage that is available.

Mr. Fortney noted that we have a commitment to build something like this in the Township and he would not want to strike out on this land since he has a goal to work with the church. He noted that the community needs this.

Ms. Lindsey questioned if people would go there to have their kids play basketball or charge a fee for Yoga classes and classes for kids to take as well. Mr. Fortney answered that the partnership with the church, because it would be property owned by the church, we would have a cooperative agreement with New Hope that during certain hours it would be identified for the church use and provide office space for the non-profit. He noted that there would be things that could happen through the church that would not cost anything to the community. He noted that the business that would run this and pay for the building and we would certainly continue to have the programs that the church has now. He noted that we don't have anything like those programs as it would be something the church would do such as the volleyball or a women's fitness class that they offer to church members. Ms. Lindsey noted that you mentioned the word Yoga and that is why she asked. She stated if you are going to start holding these different classes and charging for them it will take away from our Friendship Center (FC). She noted that she did not have an issue with the basketball but when you mentioned classed with kids she was concerned that they might go there instead of coming to the FC. Mr. Fogerty noted that it is good that you mentioned that and it is some of the thoughts that we were looking for tonight. He noted that there is no intention on the business that would be occupying it to start Yoga soon or any of those competing classes. He noted that the church does some faith-based things and if they did them they do it as a community outreach purpose. He noted that there was a lot of talk about a place where senior citizens from the community could come for coffee and fellowship in the morning to include Bible study and wellness things. He noted that this could be discussed in more detail at future meetings. He noted that we were thinking about that and it is one reason why we did not want to have memberships as they would not use memberships to pay their bills.

Ms. Lindsey noted that the basketball program needs more space but when you start to get into the other stuff she was concerned because of the FC as it is family-based and she does

not want anything to take away from the families that use the FC. Mr. Fortney noted that it is a big Township and many churches run programs like the FC. He noted that it would be good to ask Ms. Wuestner if she has a waiting list for some of her programs and if the FC is meeting the community needs.

Mr. Seeds questioned if Mr. Fortney has spoken to the Township Zoning Officer to gain information for the zoning for the property that you are interested in. He suggested that would be a good start. Mr. Fortney noted that he wanted the first step to be with the Board of Supervisors. Mr. Seeds suggested that this sounds like a plus for the community but you will have to look at the permitted uses for the land you want to purchase. He noted that is what you need to do first as talking to us is a little premature. Mr. Fogerty noted that we did a little leg work on the zoning but we don't want to strike out at first base. He noted that Mr. Cavoli has done some work on this.

Mr. Cavoli noted that the land is zoned R-1, noting that a community recreation center is listed under R-1 as well as a church. He noted that he spoke with someone at the Township and he received a positive response on that.

Mr. Fortney noted that Bret Sapien from Skelly and Loy felt very positive on this and recommended, after looking at everything having this facility next to the church would be better. He noted if they were to use seven of New Hope Church's 14 acres, the church would immediately fall out of compliance with the impervious space as they would have to keep nine acres to be in compliance. He noted that they would only be able to sell five acres and they would have had to go to Shades and asked to purchase more land from them. He noted that it was recommended to keep the plan clean and simple and have the community center on a new parcel as it would allow the church to keep the field space. He noted that there is a vision at the church that the field space would be developed into a softball and soccer fields.

Mr. Wolfe questioned Mr. Fortney if he has any specific questions for the Board. Mr. Fortney noted, in the last three days since Friday, when he submitted the paperwork, the entire plan changed to moving to another parcel. He noted that we have a blueprint on what it would look like and he could email Mr. Wolfe a copy of it. He noted that it shows the recommendation from Skelly and Loy to put it on the new property that would fit most of the needs to be

compliant. He noted that they have questions for sewage as it may have to be pumped uphill to the street and the water as well. He explained that he wanted to meet with the Board and introduce the idea and start the ball rolling. He noted that Ms. Lindsey made a good point about the classes. He explained that we really want to meet a need noting that he has been doing this for a long time and he heard that someone is building a facility like this in Swatara Township. He noted that he has a real program to help the community but he could not build this outside the community because the programs that he runs predominantly serve a Lower Paxton/Central Dauphin community resident base. He noted that we are very committed to stay within the Township.

Mr. Crissman noted that the Board can take no action on the programming, and what you do is your choice but he would suggest that you have conversations with Ms. Wuestner at the FC to see what facilities could be utilized. He noted that there are some that could be used that could save you some money in terms of bricks and mortar. He noted that your project would come under land development but the programming is entirely up to you and he would be cautious with the programs and do a full assessment. He noted that depending on the age of the children you will run into competition with LA Fitness, Golds Gym and all the large major corporations. He noted that Ms. Wuestner has to keep some gym time available for members just as you will have to keep some of the time set aside for church members as opposed to those coming in. He noted that you need to do a needs assessment so you don't spend all the money for brick and mortar and find that there are other programs running competition with you. He noted if there is a possibility to use the FC he would urge Mr. Fortney to do so as they provide services more to the community as opposed to the commercial firms who are there for major profit. He noted that the Boards concern is with the land development and those kinds of things that need to be addressed.

Mr. Hawk noted that he agrees that you will need to get through the land development process. He noted if you can do your program without harming existing programs in the community then you need to move on with the land development process.

Mr. Fortney noted since the source of the property has shifted gears his focus will be on the land development plan noting that we have more work to do. Mr. Crissman noted when you

progress into that area you will experience additional costs unless you have people who can provide pro-bono services.

Mr. Fortney noted that he has been working on this for four or five years. He noted that this is becoming more of a need than a want. He noted that it will cost several million dollars and we will be looking into the land development plan to see if their projections are accurate or if there are things we are missing. He noted that he will email the blueprint to Mr. Wolfe and will move forward to reach out with whomever he needs to. Mr. Wolfe noted that he would need to meet with himself, the planning/zoning officer, and engineer.

Mr. Hornung noted that the Township is always growing in its offering of sports programs and he has a saying that we will either build jails or build parks and he would rather build parks. He noted that we are looking forward to you moving it along.

Status report regarding the completion of public improvements within Classic
Community developments (Victoria Abbey HOA, Quail Hollow,
Phases 4 & 5, and Wyndhurst Manor)

Mr. Wolfe noted the Board sent correspondence on December 15th to Classic Community in regards to developments that they have underway in the Township. He noted that he received a response for that on December 23rd. He noted that you have also received from December 16th, correspondence that was sent by some of the neighbors in the Classic Community developments to Classic Community. He distributed photographs received in the office today from some of the residents in Quail Hollow in regard to their ongoing request for maintenance of their erosion and sedimentation control features in the streets. He noted that the email mentions that these control features have yet to be maintained even though Classic Community stated that they would.

Mr. Wolfe noted that the December 23rd correspondence from Classic Community addressed four items. He noted that they stated that the winter maintenance is under contract to have All Seasons Landscaping conduct winter maintenance and in regard to the E&S measures which would include the silt socks and the drainage basins that you have pictures of, Classic stated that they have contacted Morris Excavating to grade and recreate the detention basin and install appropriate measures according to the plan and they have gone on to say that they will clean up construction debris on the undeveloped lots and pave the roads in question next year.

He noted that they did not make a specific statement in regard to actually cleaning up the E&S measures in the streets.

Mr. Wolfe noted that we have a line of communication with Classic Community but there has been no change within any of the communities in question.

Mr. Hornung questioned if we have exhausted all our means to encourage Classic Community to do the right thing. Mr. Wolfe answered no as you could take a more aggressive approach; however Classic has provided a time frame in which they will perform certain activities and in some regard you have to allow them to exercise those time frames. He noted that the E&S measures that are in place in the streets need to be maintained and it should be done as soon as possible. He noted that he could ask Dauphin County Soil and Conservation to conduct an inspection and proceed from there.

Mr. Crissman noted that is an excellent suggestion to have Dauphin County do an inspection but he suggested that we should follow up with another letter asking for a response for the cleanup for the E&S measures in the street. Mr. Seeds noted that they did provide a response. Ms. Lindsey noted that they mentioned late winter. Mr. Wolfe noted that is regarding a change in the E&S facilities that were approved by the Board that have not been constructed yet. He noted what is asked for by the residents is that the silt socks in the catch basins in the streets be maintained as it is causing ponding on the streets. Mr. Crissman noted that it is a different issue that Classic Community needs to respond to. Mr. Wolfe noted that he has no problem writing back to them to get an answer to that question. Ms. Lindsey questioned if that was in the first letter. Mr. Wolfe answered yes.

Mr. Hornung noted in talking to Mr. Knickerbocker, he stated that they would clean the silt socks and he knew that they were plugged and that was a problem. He noted that did not occur yet and if the other Board members are okay with what Mr. Crissman recommended we will have Mr. Wolfe move forward. Mr. Crissman noted that it should be an easy response as Mr. Knickerbocker told Mr. Hornung verbally that he would do it. Mr. Hornung noted that it will create a problem when it gets cold and the water turns to ice. Mr. Seeds noted that tonight might be a good test as to whether they have a contractor to remove the snow and ice that fell earlier this evening.

Ms. Lindsey noted that the letter is dated December 31, 2015, how long did it take for Mr. Knickerbocker to respond to your letter. Mr. Wolfe answered less than ten days noting that they have been prompt in responding to his letters.

Ms. Lindsey noted that it is not fair to these people that they are not getting a good response from their developer. Mr. Crissman noted that we are doing what is within our powers to help them.

Continued review of the Intergovernmental Cooperation Agreement and
Memorandum of Understanding for the Dauphin County Land Bank

Mr. Wolfe noted that the Central Dauphin School District has had multiple versions of this document go back and forth with the Dauphin County Land Bank Authority and it is his understanding that the School District has acted upon this or will act upon it at their next meeting to approve it. He noted that the Land Bank Authority has allowed the Dauphin County Authority to obtain or purchase condemned, blighted, abandoned, vacant and delinquent properties and maintain them and return them to taxable and productive use within all communities that participate. He noted that it would include Lower Paxton Township and potentially the other municipalities in the Central Dauphin School District. He noted that it does not have to be all of those municipalities as each can act on its own.

Mr. Wolfe noted that it is a simple agreement noting that the Township is required to do three things. He noted that once a property has been acquired by the Dauphin County Land Bank Authority and returned to a taxable use, the Township has to agree to give ½ of the real estate taxes generated by that property to the Authority for five years to compensate the Authority for their investment in the property. He noted that the second item is that the municipality must be responsible for the exterior maintenance which would include snow and ice removal, clearance, vegetation control, cutting grass and other similar items. He noted for the properties that are in this condition, we are doing it anyway. He noted that we currently lien these properties, but the Township would not be able to lien anyone to include the Authority. He noted when a property is taken into the program all municipal liens are forgiven. He noted that sewer liens, property maintenance liens, and tax liens would be forgiven. He noted that prior to the sale of the property

for productive use, the Township would have to conduct an inspection and make sure the property is code compliant.

Mr. Wolfe noted that the agreement that is being presented to the Board is a good thing and would be productive for our community. He noted that it would involve having staff work with an entity that wants to take properties that we have identified and get them back into productive use.

Ms. Lindsey questioned if we have a lot of properties that would qualify for this. Mr. Wolfe noted that we could identify 20 properties.

Mr. Seeds questioned what the process is right now. Mr. Wolfe noted for an abandoned property, if it is secured and not a public health hazard, we end up doing the exterior maintenance and we lien the property until something happens. He noted if a property has public health and safety issues we issue a notice of condemnation and sometimes we have to demolish it.

Mr. Seeds questioned what about a sheriff's sale. He noted that we would have to forgive all tax liens to include sewer and all those things. He noted that it is quite a bit of money involved and for five years we would only get 50%. He noted that if it is sold to a non-profit, we won't get anything. Mr. Wolfe noted that most of the blighted properties are residential and they would be sold for private reuse. Mr. Seeds noted that we would have five years of only getting 50% of the tax. He noted that the County and School District would not get all their taxes as well. Mr. Wolfe noted that it is 50% of 1.95 mills as opposed to the School Districts 16 mills.

Mr. Crissman noted what you have identified we are already doing by restoring those properties etc. Mr. Wolfe explained that we do not have the ability to restore, but we have the ability to maintain the exterior and take the property down. Mr. Stine noted that we can remove the nuisance. Mr. Wolfe noted that we do not have the ability to restore. He noted that properties sit for a long time until someone figures out the title issue or arranges a deal with a bank to take it over and restore it. He noted that the Township's process is not very user friendly.

Mr. Seeds questioned if we would pick the properties that we would provide to Dauphin County. Mr. Wolfe suggested that it would be a cooperative process. Mr. Seeds questioned if the County could request certain properties and could we refuse to give it to them. Mr. Crissman

questioned why we would do that. Mr. Wolfe noted that these properties are a pain in our rear end and anyone who lives near them wants to see them gone. He noted that it is to our benefit to get them occupied and restored. He noted that this is a faster means to do so and it adds the restoration part of the process.

Mr. Seeds questioned if this could be for commercial properties. Mr. Wolfe answered that is true.

Mr. Seeds questioned Mr. Wolfe if he was in favor of this. Mr. Wolfe answered yes.

Mr. Hornung noted that there are some properties in this Township that if it was given away, it would not be worthwhile. He noted when they get into that condition they are a nuisance to the neighborhood and devalue the property next to them. He noted that he sees this as a solution to some of the problems. He noted that the banks don't want to let these properties go as they have unreasonable expectations for what they are worth. He noted that it might be a nice way to solve some of the problems that have been ongoing.

Mr. Seeds questioned if they would have to be taken for such a period of time or the owners would have to be contacted or the banks. Mr. Hornung suggested that it would not take long similar to a short sale from a bank. He suggested that the Authority would have more force to implement this, noting the bank determines if they choose to foreclose.

Mr. Don Haschert, 5908 Pine Hollow Court questioned what the criteria is for the properties to hit that list. Mr. Wolfe answered that the agreement stated that the properties must be vacant, abandoned, blighted and tax delinquent. Mr. Stine suggested that the home in Mr. Haschert's neighborhood would qualify. Ms. Lindsey noted that it will be two years the end of this month since that house was boarded up. Mr. Wolfe provided Mr. Haschert a copy of the agreement.

Mr. Hornung noted that this should be put on the agenda for next week's meeting.

Discussion regarding the formation of an LPT Sestercentennial Committee

Mr. Wolfe noted that he does not have much to say about this other than to remind the Board that in 1767 Lower Paxton Township came into existence in an area that was probably double the size of Dauphin County at that point in time. He noted since that time most municipalities in Dauphin County have been subdivided from what was Lower Paxton at that

point. He noted that the Township is coming up on its 250th anniversary noting that the Village of Linglestown is actually two years older than the Township. He noted that the Village of Linglestown just celebrated its Sestercentennial celebration in October of the past year. He noted that Bill Minsker has approached the Board of Supervisors in regard to a potential Township 250th Anniversary celebration in 2017. He explained that the Board included a minor amount in its General Fund Budget this year for the event if the Board chooses to move forward with it. He noted that he placed it on the agenda to find out what the Board would like to do

Mr. Seeds noted that he had a conversation recently with Mr. Wolfe in regards to this. He noted that there are artifacts that we have and a few years ago we had a Historic Society for the Township. He noted with the Linglestown Sestercentennial there are artifacts that we have no place to house. He noted that we have a replica built by a local builder of the old Linglestown High School. He noted that Mr. Wolfe is looking for a place to store it but it is quite large and it took a lot of work. He noted that we need places to store stuff and a Committee that will be willing to look after these items. He explained that he hopes that we will restart the Historical Committee again in the future to help preserve and protect our history.

Mr. Crissman noted that is a separate committee from what we are discussing at this time. He noted that we are talking about the Sestercentennial Anniversary. Mr. Seeds noted that it all ties in.

Ms. Lindsey noted that we need to form a committee as this is 2016 and the anniversary is next year in 2017. She suggested that we don't need to do a whole weekend; one day would be great. She noted that it is something that we need to do. She suggested that there may be a lot of people in the Township who would want to participate. She noted that we have to get this out for who would like to be a part of it. She questioned when the next newsletter comes out. Mr. Wolfe answered that it will be coming out in 30 days. He questioned what form this organization would take, how many members you want, etc. He questioned if there are any individuals who you would like to have serve on it.

Ms. Lindsey noted that she spoke to both Polly Murphy and Pam Jones and she suggested that maybe they could be persuaded to be involved. Mr. Crissman noted that he has spoken to both, and with the right persuasion, they may be able to enlist their services. He noted

that they bring the organization and structure that they used so they have a model in place and we would not have to struggle to establish a model. He noted that it does not need to be a weekend event, a one-day event would be good. He noted that we need to recognize our municipality and all the achievements we have accomplished, the things we are currently doing and where we are going in the future.

Mr. Hawk noted that he agrees with the concept and he has talked to Polly Murphy and she told him that she was not sure she wanted to jump into another event. He suggested that we can enlist some volunteers to put something together for a day.

Ms. Lindsey noted when she spoke to Ms. Jones she told her that we have some funds set aside she was very excited to know that they did not have to start off with a fundraiser. She noted that there are many community groups that could be a part of the celebration. Mr. Crissman noted that we have the community band. He noted that you can see all the things that go on in our community at National Night Out. He noted that we can create the small town atmosphere having all the fire companies, two bands, one from Central Dauphin and Central Dauphin East High School; we can showcase all of the things we are doing. He noted that some groups may build floats and there could be a great parade in Lower Paxton Township showing what we have done since 1767.

Ms. Lindsey noted that East Pennsboro just celebrated their 250th anniversary and they had a parade, but we need to work on it now. Mr. Crissman noted the sooner the better. Ms. Lindsey noted that we need to give people the opportunity to get involved.

Mr. Hornung questioned what the next step is. Mr. Wolfe noted that we need to create a committee with a formal framework. He noted that he could provide a draft resolution for that. Mr. Crissman questioned if we could have that for next week. Mr. Wolfe answered yes. Mr. Crissman suggested that we should establish it first and then move on from there. Ms. Lindsey noted that we can put it in the newsletter and website. Mr. Hornung noted that we have a lot of sports organizations who may want to be involved.

“Otta Know Presentations

Act 42 of 2015 authorizing the appointment of alternates to the Planning Commission

Mr. Wolfe noted that newly enacted legislation enables the Board to appoint up to three alternates for the Lower Paxton Township Planning Commission as established by resolution should you choose to do so. Mr. Hornung questioned do we need to do this. Mr. Wolfe answered that there have been occasions in the past where we did not have proper attendance by a Planning Commission (PC) member. He noted that there are occasion where PC members can't be in attendance or have a reason to recuse themselves from participating in a specific item. He noted much like a Zoning Hearing Board the alternates could be called in to participate. He noted that you have five members for the Zoning Hearing Board and two alternates. He noted that you have a seven-member PC and you have no alternates. He noted that you don't have to do this but you do have the authority to do so. Mr. Stine noted that the alternates could participate in the meeting even if all the regular members are present. He noted that it is not like they would not go to the meeting and not be able to participate. He noted that they would not be able to vote but they can participate in the discussion. Mr. Seeds noted that it states that the Chairman may designate as many of the appointed alternates as necessary to reach a quorum. He noted that the alternate member shall be entitled to participate in all Commission proceedings including the right to vote. He questioned, does it mean if you need four out of seven to have a quorum, would you appoint just one alternate to make a quorum or appoint three alternates. Mr. Stine noted that it sounds like you only need to get to the quorum. Mr. Seeds questioned if it would be better to have a full board with seven members instead of just enough to be a quorum. Mr. Stine noted that the act says to reach a quorum. He noted that it does not say to get the entire Planning Commission. He noted that they can still participate.

Mr. Wolfe noted what is not important right now is complete understanding of how it works, rather do you want to do it. He noted that you have operated all these years without alternates; Planning Commission members received compensation of \$75 per meeting. He questioned does this Board want to have alternates up to three, you don't have to have three, you can have one if you want to.

Mr. Seeds noted that they would get paid only when they participate. Mr. Wolfe noted that it would be how the Board established the compensation.

Ms. Lindsey noted that after sitting on the Planning Commission for five years she personally thinks that you need to have one alternate. She noted that there are times when at the last minute someone called the chairman and was not able to show up. She noted that the alternate should come and sit, having one alternate, knowing that they may be called to participate. Mr. Seeds noted that would be only to make the quorum and not to fill all the seats. Ms. Lindsey noted that it is very rare that you would have that large amount of people not showing up but having one extra body, and if you are asking them to attend the meeting, they should be compensated like the other members.

Mr. Seeds questioned if the chairman would not know before the meeting if someone is not showing up. Ms. Lindsey answered that happens. Mr. Seeds noted that you would have the alternate show up at every meeting, whether they are needed or not. Ms. Lindsey answered yes.

Mr. Seeds noted if they are required to show they should be compensated. Ms. Lindsey noted that they should receive a packet so they would be prepared in case they are called to participate. She noted that you don't need three members but one would be good.

Mr. Crissman agreed that one alternate is enough in case someone doesn't show or if a member is late for a meeting.

Mr. Seeds noted that he is fine with one member. Mr. Hawk noted that he sits on the State Planning Board and one thing that it does is to look at zoning from a planning code standpoint as they try to utilize best business practices to solidify uniformity across the state of Pennsylvania. He noted, in many other places, the zoning is done by the County and the Township. He noted that it is an important function. Mr. Crissman questioned Mr. Hawk if he will support an alternate member for the Planning Commission. Mr. Hawk answered that we need an alternate.

Ms. Lindsey noted that it will provide for someone in the community to participate in the Planning Commission. Mr. Hornung noted if someone steps down they could move up.

Mr. Wolfe noted that he will prepare a resolution for next week's meeting.

The Arts Council agreement with the LP Variety Band

Mr. Wolfe noted in the newspaper last week there was a very nice article about the Lower Paxton Township Variety Band (LPTVB) and how it was established in Lower Paxton Township and its commitment to the organization. He noted that some of the information in the article took him by surprise as he had very little knowledge or no recollection of it. He noted that the Lower Paxton Township through its Arts Council does support the LPTVB.

Mr. Wolfe noted that Supervisor Lindsey asked some questions of him in regard to what was going on with the Arts Council and the LPTVB yesterday and he has researched more information for the Board to review this evening.

Mr. Wolfe noted that the Arts Council and the LPTVB entered into a Memorandum of Understanding (MOU) in April of 2007. He noted the one provided in the packet is for 2014 but he provided a hard copy of the one from 2007. He noted that it is somewhat different from the one we have today. He noted that prior to entering into the MOU, the Arts Council made a presentation to the Board of Supervisors at the 2007 March workshop meeting. He noted that those minutes are attached to the packet. He explained that the Arts Council did not provide any specifics in regard to its intended agreement with the LPTVB and as a result much of the information that was reduced to writing in the MOU was never presented to the Board of Supervisors.

Mr. Wolfe noted in 2016, and in prior General Fund budgets, there is an Arts Council event line item and for this year it is \$3,500; part of that is identified for LPTVB. He noted in 2015, \$2,767.30 was expended for the band. He noted that the Township, by its agreement through the Arts Council, does provide for the liability insurance to the organization; sheet music; rehearsal space; and miscellaneous supplies and equipment. He noted in 2014 a similar expenditure of \$2,718.56 was made for the same items. He noted that the Township's payments to vendors is direct and it is not paid to any specific individual, and all the members of the LPTVB are volunteers.

Mr. Wolfe noted in 2015 the LPTVB played at no compensation for several events to include the Community Engagement Committee 5K Run, one of the four TGIF concerts in George Park, a fundraiser for Heroes Grove, and Night Out for Public Safety. He noted that the

LPTVB is currently scheduled in 2016 to play for the Freddie the Frog fundraiser at the FC on January 23rd.

Mr. Wolfe noted that he wanted to apologize that the actual agreement between the Arts Council and the subsequent agreements after that between the Arts Council and the LPTVB never made it to his attention as they should have as he should have brought them to the Board of Supervisors. He noted that he wanted to bring this information to the Board since the LPTVB has received favorable publicity in the local newspaper.

Mr. Crissman questioned if there was an issue that the contract was signed by the Arts Council and not the Chairman of the Board. He noted that he wants to make sure procedurally we are correct. Mr. Wolfe answered that he does not see it as a contract, but a MOU. He noted that the actual dollar amount being spent are within the budget and staff would have the authority to make these expenditures. He noted through staff's authority the Arts Council has acted. He noted if the Board is not in agreement with the MOU then it is a different story; however, if you are in agreement, and Mr. Stine can weigh in on this, he did not think any more memorialization is necessary. Mr. Stine agreed.

Ms. Lindsey noted that she wanted to apologize to the residents of Lower Paxton Township, when it came out in the summer in the Paxton Herald and she called Mr. Wolfe and he said we do not have a Township sponsored band, she noted that she called those people back and told them that we do not have it. She noted that it came out last Tuesday in the paper and she received more calls, she called Mr. Wolfe and he checked into it.

Mr. Wolfe noted that the misinformation that Ms. Lindsey provided is not her fault, it was his. He noted when the question came up in the summer, it was shortly after Mr. Luetchford's departure and he was the one that had the information. He noted that is where the breakdown occurred but it was his fault and he apologized.

Mr. Crissman stated that he always thought that the LPTVB was part of the Township.

Mr. Hornung noted that it is a big Township and he does not expect Mr. Wolfe to know every little detail about it.

Announcements

Mr. Hornung noted that the next Board meeting will be held on Tuesday, January 19, 2016. He noted prior to this meeting the Board met in executive session to discuss litigation concerning the public works project and we will continue that discussion following the adjournment of this meeting.

Adjournment

With there being no other business, Mr. Crissman made a motion to adjourn the meeting. Mr. Hawk seconded the motion and the meeting adjourned at 7:42 p.m.

Respectfully submitted,

Maureen Heberle
Recording Secretary

Approved by,

William B. Hawk
Township Secretary