

LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS

Minutes of Workshop Meeting held June 7, 2016

A special 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 A. Crissman, and Robin Lindsey.

Also in attendance was George Wolfe, Township Manager; Steve Stine, Township Solicitor, Karen Hare, Virginia Alexandre; and Watson Fisher, SWAN.

Pledge of Allegiance

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

Public Comment

No public comment was presented.

Status report regarding individual and
group efforts to date on Strategic Plan projects

Mr. Hornung requested the Board members to present updates on what they are working on.

Hodges Heights Park

Ms. Lindsey explained that she has information on the Hodges Heights Park project. She noted that she was in touch with Terry Bauknight, Parks and Recreation Manager. She explained that Ms. Bauknight met with Victor Banks and discussed the Kings Crossing Park and he noted that they don't need the basketball court. She noted that Ms. Bauknight spoke with Mr. Banks a second time and he told her that the Hodges Heights Community wants a pavilion and picnic tables for family picnics. She explained that Kings Crossing has a pavilion and picnic tables but they would prefer to be closer to Hodges Heights.

Ms. Lindsey noted that Ms. Bauknight explained to Mr. Banks that most people have to drive to a park as normally you can't walk to a park. She noted that Mr. Banks was to have a

community meeting this past Saturday with the people who live at Hodges Heights. She noted as of yesterday, Ms. Bauknight has not heard back from Mr. Banks in regard to their meeting.

Ms. Lindsey noted that Mr. Banks suggested the land at Lyters Lane and Conway Road, which she has also suggested, until she visited the site to find that two houses have been built on that land and three more are slated to be built. She noted that the land is not available. She noted that Ms. Bauknight informed Mr. Banks if there is any land that staff is not aware of in that area to let her know. She explained that Ms. Bauknight was to get in contact with Mr. Banks to find out the outcome of the Saturday meeting.

Ms. Lindsey noted that we are moving in the right direction and the residents of Hodges Heights know that the Township is looking to do something as it has been a long time coming. She noted that we can't do any building on the landfill land as we had to remove the pavilion and tennis courts because of the land settling. She noted that Mr. Banks only wants a pavilion and picnic table.

Mr. Hornung questioned if that is all they want. Ms. Lindsey answered that is what Ms. Bauknight told her. She noted that they still have the swings and little playground that they can use. She noted that Mr. Banks knows that the Township is trying to do something.

Mr. Hornung questioned if we can do anything on the landfill property. Ms. Lindsey answered no. Mr. Wolfe explained that you get subsidence, noting that the small pavilion went catawampus and had to be removed. Mr. Hornung noted that you can install screws as they talked about that for the solar farm issue. Mr. Wolfe suggested that the load of a pavilion, noting that the screws go into the trash, and a pavilion is much heavier than a solar panel. Mr. Hornung questioned what would happen if you put ten screws in. He noted if the Township goes out to purchase parkland it will cost \$100,000 minimum, and \$100,000 in making it usable and that does not include putting anything on it. He suggested, if staff could purchase a one-piece construction for a pavilion and set it there. Mr. Wolfe noted that there are other issues such as access to the pavilion as you need an accessible path. He noted that the paths are paved and we can't pave on the land. Ms. Lindsey noted that it is a safety issue. Ms. Wolfe noted that the accessible path would need to be level.

Mr. Seeds noted that we have done those things in the past and they have not worked. Mr. Hornung noted that we never tried the screws. Mr. Seeds explained that we tried many other

things and nothing has worked. He noted that we voted before not to waste any more money on trying to develop a park on that land. Mr. Hornung noted if you look at what it would cost to put a park somewhere else it might be cheaper to come up with innovated idea.

Ms. Lindsey stated that the pavilion at Kings Crossing is only a mile and a half away. She suggested that we wait to see what the residents discussed at their meeting this past Saturday. She noted that Mr. Banks was going to present to them the option of using the Kings Crossing Park.

Mr. Hornung questioned if there is any other land available. Ms. Lindsey answered that she rode around that area and could not find anything. She noted that Ms. Bauknight also did the same. Mr. Seeds noted that the Parks and Recreation Board has also been looking for land.

Mr. Crissman questioned if there is any excess land in the newer development next to the landfill. Ms. Lindsey answered no. She noted that Ms. Bauknight spoke to Mr. Palmer and he said that there will be five houses built on the ground on Lyters Lane.

Ms. Lindsey noted that Kings Crossing has a beautiful pavilion with picnic tables and grills so she suggested that we need to wait until we hear back from Mr. Banks.

Mr. Hornung questioned if the lower section of the landfill could be used that is located by the second entrance. Mr. Wolfe answered no as we are filled up to the property line at Kendale Oaks. He noted if there was a suitable site we would be using it. Ms. Lindsey noted that Kendale Oaks only has a neighborhood park. Mr. Wolfe explained that they paid fee in lieu to recreation.

Mr. Hornung noted that there is an empty lot on Conway Road. Mr. Wolfe answered that we purchased that lot to provide for the relocation of Conway Road. He noted that it is not a good location for a park as it is too close to the road. He noted that it is only 20,000 square foot.

Senior Housing

Mr. Crissman noted, in the past, he mentioned that there are some people with land that might be interested and he also spoke with a senior advisor from a current facility who would be able to provide the Board with some help, with the fourth partner being PinnacleHealth for the medical portion. He noted that Mr. Hawk made contact with PinnacleHealth, however, Mr. Guarneschelli has been very involved with other work and assured Mr. Hawk that as soon as his calendar cleared he would get back to us. He noted when we get a date for a meeting we should

be able to set up a meeting of all four entities to have some preliminary discussions, and then we may be able to set up a meeting with the entire Board. He suggested that he and Mr. Hawk should meet with these groups to determine if we have the right people for this project. He noted after that is done then he would schedule a meeting with the Board.

Mr. Hawk noted that he contacted Mr. Guarneschelli but they were in the middle of discussions of a merger with Hershey Medical Center. He noted that the judge has cleared the way for the merger to move forward. He noted that PinnacleHealth's interest may not be in senior housing but to expand their capabilities with Hershey Medical Center. He noted that after Mr. Guarneschelli knows what is going on he will get back to him.

Mr. Crissman noted that is a very vital component of the process.

Mr. Hawk noted that there are other people we can talk to that have the experience in this field. Mr. Hornung questioned if Mr. Hawk used to work for someone in this field. Mr. Hawk answered that he worked with Governor Leader, and his son Michael is still involved in the County Meadows. He noted that Frank Caswell built the Susquehanna Center for Nursing and Rehabilitation on Front Street and he has contacts that he could reach out to.

Mr. Crissman noted that his contact for operations is Barry Ramper from Homeland. He noted that Mr. Ramper would be glad to sit down with the Board and share the mechanics and logistics, one of the four components that we need. Mr. Hawk noted that they run one of the premier senior care centers in the Harrisburg area. Mr. Crissman noted that Mr. Ramper is highly recognized not only here in Harrisburg, but well beyond this area.

Mr. Hornung questioned if it would be worth asking Mr. Ramper to attend a meeting. Mr. Crissman answered that Mr. Ramper would be glad to come in and talk to us about the operations, but he would like to know if there is land available and will there be a medical component. He noted when he spoke to him initially, he pointed out that PinnacleHealth was in our municipality so that would be a good link, but depending on how things go for PinnacleHealth, they may not be interested. He suggested that it is premature to ask Mr. Ramper to meet with us unless you want to pick his brain for ideas.

Ms. Lindsey questioned if anyone made contact with people from Bethany Village or Messiah Village. She questioned if it would be a good idea to contact them. Mr. Wolfe suggested that it may be a good idea. Ms. Lindsey noted that it might be good if they would be willing to

meet with a Board member to get their opinion. She noted that they may be interested in putting something on the East Shore.

Mr. Hornung noted that there is another group as well that we may want to contact. Mr. Wolfe suggested the Masonic homes. Mr. Stine noted that they are in Elizabethtown.

Mr. Crissman noted that you need all four components, because if you talk with one they will question if you have land. He noted that Mr. Ramper can speak to the logistics, but he will question if you have the hospital piece, and what is the Township's role in all of this. He noted that it would be good if we could get a representative from all four areas to brainstorm to see if it is feasible.

A person in the audience suggested the Ecumenical Assisted Care in Susquehanna Township is another place. Ms. Lindsey noted that they are only an assisted care facility and we are looking for cottages, assisted living and skilled care. She noted that people now have to leave Lower Paxton Township to get these services as we do not have them in the Township. She noted that there is nothing on the East Shore.

Mr. Crissman noted that is why we are addressing the issue because as people age, they are forced to move out of a community that they may have grown up in, lived here, worked here, played here, and now there is nothing left for them but to move out. He noted if we could provide that it would be another star in our cap.

Mr. Hawk noted that Messiah has all three types of living but Ecumenical does not provide for all those services.

Mr. Crissman noted, at the last meeting, he shared that there is a growing trend not to provide independent living due to federal and state grant funds and insurance funds that allow people to stay in their homes longer because they can have services provided to them. He noted that Messiah and Bethany are no longer going to construct independent cottages because independent living as we know it is on the decline because of the additional subsidies that are available. Ms. Lindsey noted if you did not build the cottages you could still build apartments as there are those people who can't afford to stay in their homes.

Mr. Hawk noted that the Masonic Homes are extremely expensive as you have to pay a fee of around \$250,000.

Mr. Hornung questioned if there is any advantage of going to landowners at this point to see if they could help the Township pursue this project. Mr. Crissman noted that he already made contact with one who may have a small amount of interest, however he continues to focus on other areas as well. He noted that we would need a sizeable amount of land but we don't know how much land we would need. He noted if Blue Ridge was where the land was available, the club house could possibly be made into apartments as they have a kitchen and a dining hall. He noted that the golf course acreage could be used to build cottages or what have you. He noted that is a possibility if that land is available at the right price. He noted that you need engineers, architects, and builders to work with the medical people who will run it. He noted that it may not be the medical piece, as it could be the hospital, or you can have an outside agency running it, like a Homeland which is not affiliated or run by a medical facility.

Mr. Hawk noted that if he was in Mr. Guarneschelli's position or someone else he would question what involvement the Township wants to have in that operation. Ms. Lindsey answered that we don't want to get involved in that.

Ms. Lindsey questioned if we should target pieces of land that we think are available with the amount of acreage. Mr. Hornung suggested that it would not be bad idea to make sure the land does not go away. Mr. Crissman noted that we could be doing that simultaneously as we are talking to these other people. Ms. Lindsey noted that we need to make sure we have the land to do this, about 100 or 130 acres. Mr. Crissman noted that we don't know that. Mr. Wolfe noted that we can do that, but you have to remember none of this precludes subdivision or combining parcels, so what may not look like a sizeable parcel, you can put two or three together... He noted that knowing people's interest, that is a different story. He noted that staff can identify areas where we have enough vacant land that this would be possible.

Mr. Hawk noted if we want to be the facilitator, it is a matter of finding the person that is willing... Ms. Lindsey noted that we could direct them to the land that is available.

Mr. Hornung questioned Mr. Wolfe if he could come up with a list of possibilities for the Board to look at. He noted that, maybe, they would not sell off the land if they knew this was a possibility.

Mr. Crissman noted that the biggest piece would be finding the developer who is willing to come in and coordinate with the others, such as Michael Leader who would be willing to

tackle this and spend the money to do the construction, but obviously it would be a profit making organization. Mr. Hawk noted that it is not a cheap undertaking. Ms. Lindsey noted that there is a need for it in this area.

Mr. Hornung noted that we are running out of time. He explained to those in the audience that they are welcome to ask questions during the meeting.

Adjournment

With there being no other business, Mr. Crissman made a motion to adjourn the meeting, and the meeting adjourned at 6:26 p.m.

Respectfully submitted,

Maureen Heberle
Recording Secretary

Approved by,

William B. Hawk
Township Secretary