

**LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS**

Minutes of Board Meeting held on July 7, 2020

A meeting of the Board of Supervisors of Lower Paxton Township was called to order at 7:01 p.m. by Chairman Lowman S. Henry, on the above date in the Lower Paxton Township, Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

Supervisors present in addition to Mr. Henry were Gary A. Crissman, Robin Lindsey, Chris Judd, and Norman Zoumas. Also, in attendance was Bradley Gotshall, Township Manager, and Steve Stine, Township Solicitor.

Pledge of Allegiance

Mr. Zoumas led the Pledge of Allegiance.

Announcements

Mr. Henry announced that the Board of Supervisors met in Executive Session before the meeting to receive information from the staff, and they would meet afterward.

Public Comment

Jack Dougherty, 2407 Abbey Lane, spoke on behalf of the Friendship Center Operating Board (FCOB) regarding the last FCOB meeting and the Friendship Center's closure.

Patricia McCool, 803 Cherrington Drive, commented on the closure of the Friendship Center.

Larry Nowicki, 4301 Stoneleigh Ct., commented on the closure of the Friendship Center.

Barbara Highland, 5079 Stacey Drive East, Apt 1702, commented on the Friendship Center's closure.

Dorothy Hess, 102 Centerfield Drive, commented on the closure of the Friendship Center.

Sandra Prah, 1001 Homestead Avenue, commented on the closure of the Friendship Center.

Phil Grant 4831 Scheffield Ct., Amesbury, commented on the Friendship Center's closure and the reopening of the Friendship Senior Center. Township's liability.

Sue Kunisky, 6121 Mayfair Drive, commented on the closure of the Friendship Center.

LPAC President commented on the closure of the Friendship Center.

Elizabeth Knerr, 926 Sunny Hill Lane, commented on the closure of the Friendship Center.

Sue Kelly, 319 Molly Drive, commented on the closure of the Friendship Center.

Ebony Green, 108 Erica Drive, commented on the closure of the Friendship Center.

Joann Grant, 706 Melrose St. commented on the closure of the Friendship Center.

Tom Thomas, 5050 Circle Drive, commented on the closure of the Friendship Center.

Chairman's Comments

Mr. Henry explained the background of the Friendship Center Senior Center (FCSC). The Friendship Center Senior Center is not part of the negotiations with the YMCA, and it will reopen under the auspices of the Township. The Board is hesitant to reopen the FCSC currently due to the COVID-19 Pandemic.

Additionally, the Board of Supervisors did not plan to close the Friendship Center; however, back in March 2020, the Governor of Pennsylvania ordered all such facilities to shut down. Dauphin County then moved to the Green Phase, and the current financial status of the Friendship Center was evaluated, and this status is part of the Board's decision to close the facility. The Board is aware of the health and wellness benefits to the community; however, there is no escaping the issue's financial component.

The Township and every Municipality in Pennsylvania have taken a serious revenue hit due to the COVID-19 Pandemic, and there is no way to know how much of a loss until the revenues have been fully disbursed. The Township Manager had worked with the Township's department heads to reduce the budget by nearly \$1,000,000, and the Board of Supervisors approved this adjusted budget just last month. After evaluating the proposed reopening plan and the cuts to other budgets in the Township, costs to reopen the FC, the Board was not confident that the facility could be reopened without incurring additional debt. Over the past two years, the overall financials of the Friendship Center have been arduous to identify. The Township has paid \$160,000 annually to the debt smoothing, which is deficit financing because the Friendship Center does not generate enough revenue to pay its debt service. Last year, the Township entered a major Bond Issue to finance a wide range of projects, including the replacement of the HVAC Units at the Friendship Center. The Township borrowed \$115,000 last year and \$300,000 this year. The Township has made Capital Investments in the facility. Recently, the Friendship Center was awarded grant funds issued by Dauphin County to refinish the gymnasium floor.

Moreover, the Bond Rating agencies have indicated that they will continue to evaluate the funds that the Township spends on the Friendship Center because it could affect the Township's Bond Rating. If the Bond Rating is downgraded, it increases the amount of money the Township must pay to borrow funds in the future, and it will be an additional expense to taxpayers. With that said, the Supervisors did not feel that the Friendship Center could reopen in June.

Lastly, there have been discussions with the YMCA, and they intended to roll out those discussions in a very organized manner this year; however, the COVID-19 Pandemic changed that plan.

The Board has not made any decisions about the Friendship Center relative to the YMCA. The Board members will advertise and discuss everything in a workshop meeting before any decisions are made relative to the YMCA. Suppose the anticipated revenue hit is more extensive than expected. In that case, the Board may have to consider raising property taxes, and considering all things, now is not the time to raise property taxes.

Finally, the goal is to reopen the Friendship Center, but they are in the very early stages of negotiations with the YMCA, and there are not many specifics to share, nor is there a document to review. The Board is open to ideas and suggestions from the public, and everyone will have the opportunity to hear about these discussions before a final decision is made. There is no plan to sell the Friendship Center but rather a partnership with the YMCA, and the details are still being worked out.

Ms. Lindsey added the Township gives the Friendship Center \$25,000 a year to have the FC Senior Center in the Annex of the facility. This facility is a Dauphin County Senior Center, but the Township does not receive any county funds. Initially, the Township received \$100,000 from Dauphin County, but no additional funds have been received for the FC Senior Center.

Sue Kunisky, 6121 Mayfair Drive, asked if the public could review the proposal from the YMCA.

Mr. Zoumas added that he has never met with anyone from the YMCA; this is the first he is hearing about the discussions and the YMCA's proposal.

Mr. Henry noted that if three or more Board members are present at the YMCA meeting, it becomes a public meeting. Therefore, he and Ms. Lindsey are the only Board members who met with the YMCA representatives to discuss a contract negotiation, and these negotiations do not have to take place in a public meeting.

The Township Solicitor and a solicitor representing the YMCA will meet to discuss the contract. Once they have a proposed agreement, the document will be made public, and the public is welcome to return to comment on this document. Currently, the discussion is in the preliminary stages.

Sandra PrahI suggested that the Board members use the Friendship Center Operating Board and Rachelle Scott for direction.

Mr. Henry explained that the Friendship Center is a failed business model that has cost the Township hundreds of thousands of dollars. In good times the Township was able to cover that expense. Now, the Township is considered the most trying times for Municipalities in recent history, and this expense cannot be fulfilled. Overall, the Township has experienced a serious loss of revenue from COVID-19, to the unknown degree, and the Board cannot move forward with anything until the actual figure is derived. The Board is aware of the Friendship Center's health and wellness benefits and the community aspect, which is why they seek a partnership with the YMCA, which would be a win-win situation for all.

Ashley Pollart, 4925 Colorado Avenue, proposed a rewrite to the Township's Ordinances to allow backyard chickens and beekeeping.

Decklin Fletterjohn, Boy Scout Troop 302, Calvary United Methodist Church, was present at the meeting working on his Citizenship and Community Merit Badge.

Chairman and Board Member's Comments

Ms. Lindsey announced that two weeks ago, the Shade Tree Commission hosted a Tree Planting Ceremony in honor of Mr. Lacrosse. Mr. Lacrosse served on the Lower Paxton Township Shade Tree Commission for 28 years.

The Lower Paxton Township Lion's Club members were present, and they donated a recyclable bench.

Manager's Report

Mr. Gotshall reported on the Township's self-response rate for the U.S. Census. The rate at which the Township's residents have responded to the U.S. Census. As of Monday, July 6, 2020, that rate is at 73.3%, which moves the Township up as the 9th highest response rate in Dauphin County, West Hanover Township is in first place with 77.5%. The U.S. Census will conduct follow up phone calls with the Township residents to remind them to fill out the Census forms or signing on to the website to respond to the Census if they have not already done so. This self-reporting phase ends on October 31, 2020.

Additionally, there is a vacancy on the Township's Parks & Recreation Board. He encouraged those residents interested in this advisory position to apply by completing an application for an appointment. The application and instructions can be found on the Township's website.

OLD BUSINESS

There was none.

NEW BUSINESS

Action on Task Order 2020-01; Authorizing Payment to CRW for the Paxton Creek Watershed Sediment Reduction Project

Mr. Weaver presented Task Order 2020-01, which authorizes the payment of \$570,000 to Capital Region Water for the PennDOT/Municipal Group Joint Pollution Reduction Plan project.

PennDOT opened bid on March 9, 2020, for the Joint Sedimentation Reduction Project and awarded the project to the low bidder First PA Resources, LLC. This project involves a total allocation of \$2,000,000 for a defined sedimentation reduction with a \$1,000,000 contribution from the Municipal Group.

The Municipal Group is Capital Region Water, Susquehanna Township, and Lower Paxton Township. All three parties must contribute 57% of the cost and sediment reductions per the Pennsylvania Department of Environmental Protection (PA DEP) and approved Pollutant Reduction Plan (PRP).

The Township is not spending any money; the funds will come from the Stormwater Fee. The Township is the permit holder; therefore, it will pay for this project and be reimbursed through the Management Reimbursement Agreement with the Authority, using the Stormwater Fee funds.

Mr. Crissman made a motion to approve Task Order 2020-01, which authorizes a \$570,000 to CRW for the Paxton Creek Watershed Sediment Reduction Project. Mr. Zoumas seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote followed.

Action on Ordinance 20-06; Repealing Prior Building Permit Issuance Procedures under Ordinance 95-6, 95-7, 95-10, and 19-04

Mr. Crissman made a motion to approve Ordinance 20-06, which repeals the prior Building Permit Issuance Procedures under Ordinance 95-6, 95-7, 95-10, and 19-04. Ms. Lindsey seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote followed.

Action on Change Order #1 with Rogele, Inc. for the Emergency Repairs
to the Wastewater System Contract

Mr. Weaver presented Change Order #1 with Rogele, Inc for a contract price decrease and time extension. The contract's total final adjustment is a decrease of \$6,636.58, which decreased the total contract price from \$78,552.32 to \$71,915.74.

Mr. Crissman motioned to approve Change Order #1 with Rogele, Inc. for the Emergency Repairs to the Wastewater System Contract for a decrease of \$6,636.58. Mr. Judd seconds the motion. Mr. Henry called for a voice vote, and a unanimous vote followed.

Subdivision and Land Development

Action on a Final Land Development Plan for Lot 3 at Blue Ridge Village (Plan #20-06)

The Final Land Development Plan for Lot 3 at Blue Ridge Village, Plan 20-06, proposes to construct a 7,700 square foot multi-tenant Retail Building on Lot 3 of the Blue Ridge Village development. The site improvements consist of installing associated parking, utilities, and landscaping, and no new stormwater management facilities are being proposed for this plan. The site is in the Residential Retirement Development (RRD) Zoning District and will be served by public sewer and water supply. The applicant has requested one modification of the Design Standards for Screening in required Buffer Yards, and the staff support this request. There are three waiver requests; the first request is a waiver of the requirement to prohibit landscaping, utilities, and sight lighting within a drainage easement. The staff support this request if a note is added to the plan that states in effect, "The Township and its agents shall have no obligation or responsibility to repair or replace any items located within the designated easement areas that are affected if the Township or its agents need to access and maintain the facilities in the easement area." The second request is a waiver of the requirement that no obstructions are allowed within the clear sight triangle (CST).

The staff support this request for the light post in the CST as it is necessary to illuminate the driveway effectively. The last request is a waiver of the requirement to provide site landscaping amenities around the retail building foundation and building entrance point. The staff support this waiver request for little to no foundation/entry landscaping is established for adjacent retail lots. Additionally, there are four Administrative Items and three General Comments; after all the plan conditions are met, the applicant will be responsible for recording the plan with the Dauphin County Recorder of Deeds and provide the Township with two recorded copies.

Dan Wise, RJ Fisher & Associates, representing Triple Crown Corporation, was present to answer questions.

Mr. Crissman asked Mr. Wise if the items listed under the four Administrative Items and three General Comments, precisely comment number three, a memo from Jason Hinz of HRG, have been completed in a timely fashion acceptable to the Township staff. Mr. Wise indicated that he agrees, and the items listed under the waiver requests, Administrative and General Comments, would be completed timely.

Mr. Crissman asked Mr. Wise if he agrees to add a note to the plan that states in effect, "The Township and its agents shall have no obligation or responsibility to repair or replace any items located within the designated easement areas that are affected if the Township or its agents need to access and maintain the facilities in the easement area." Mr. Wise agreed.

Mr. Crissman made a motion to approve the Final Land Development Plan for Lot 3 at Blue Ridge Village Plan #20-06 provided the applicant provides a note with the recorded plan that indicates the following:

“The Township and its agents shall have no obligation or responsibility to repair or replace any items located within the designated easement areas that are affected if the Township or its agents need to access and maintain the facilities in the easement area.” And the applicant agrees to complete the items listed under the four Administrative Items and three General Comments, precisely comment number three, a memo from Jason Hinz of HRG, have been completed or would be completed in a timely fashion acceptable to the Township staff. Mr. Zoumas seconded the motion.

Mr. Crissman asked Mr. Wise if he has the authority to speak on behalf of the applicant. Mr. Wise indicated that he could speak on the applicant’s behalf.

Mr. Henry called for a roll call vote, and a unanimous vote followed.

Improvement Guarantees

Mr. Crissman made a motion to approve the Improvement Guarantees for Columbia Cottages, Blue Ridge Village, Lot 1, 4402 Goose Valley Road, Deck, Garage, Driveway, 6210 Cider Press Road, Forest Hills Commons, and Blue Ridge Village Lot 6, PSU Medical Office. Mr. Judd seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote followed in approving the Improvement Guarantees.

Mr. Crissman made a motion to approve the Improvement Guarantees for Shadebrook, Phase 3, Shadebrook, Phase 1, and Shadebrook, Phase II. Mr. Judd seconded the motion. Mr. Henry called for a roll call vote: Ms. Lindsey abstained from voting due to personal reasons. Mr. Zoumas aye, Mr. Judd aye, Mr. Crissman aye, and Mr. Henry aye.

Payment of Bills – Lower Paxton Township & Lower Paxton Township Authority

Ms. Lindsey made a motion to pay the bills for the Township and Authority. Mr. Zoumas seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote followed.

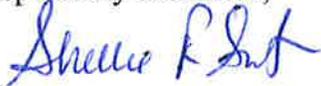
Announcements

Mr. Henry announced that the next Board meeting is scheduled for Tuesday, July 14, 2020, beginning at 7:00 p.m.

Adjournment

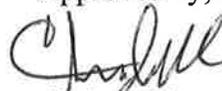
There being no further business, Mr. Crissman motioned, to adjourn the meeting. Mr. Judd seconded the motion. Mr. Henry adjourned the meeting for the Lower Paxton Township at 9:10 p.m.

Respectfully submitted,



Shellie R. Smith
Recording Secretary

Approved by,



Chris Judd,
Secretary