

**LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS**

Minutes of the meeting held on July 21, 2020

A meeting of the Lower Paxton Township Board of Supervisors was called to order at 7:02 p.m. by Chairman Henry on the above date at the Lower Paxton Township Municipal Center 425 Prince Street, Harrisburg, Pennsylvania.

Board members present, in addition to Mr. Henry, were Robin Lindsey and Norman Zoumas. Also in attendance were Bradley N. Gotshall, Township Manager, and Steve Stine, Township Solicitor.

Pledge of Allegiance

Mr. Zoumas led the Pledge of Allegiance.

Approval of Minutes

Ms. Lindsey made a motion to approve the minutes of June 3, 2020. Mr. Zoumas seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote followed.

Announcements

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

Mr. Henry announced that the Pennsylvania Department of Health had implemented guidelines that limit group gatherings to no more than 25 people at a time. He asked those in attendance to immediately depart the room after giving a public comment, which would permit others who may be waiting to speak to enter the room.

Mr. Henry asked everyone to follow the guidelines for public comment and limit their remarks to five minutes or less to allow everyone the opportunity to speak.

Public Comment

Dale Peck, 1460 Haney Drive, commented about his sewer bill. He lives alone and does not think he should pay \$185.00 per quarter. Mr. Henry explained that the sewer bill is not based on the number of occupants in the household; the bill is based on the Equivalent Dwelling Unit. The sewer bills are not calculated based on the individual residence's water usage, but rather the continued maintenance and infrastructure to maintain the sewers in the Township.

Patti McCool, 803 Cherrington Drive, commented about the Friendship Center and the Friendship Senior Center closing. She asked the Board to allow the individuals who use the facility to be involved in the YMCA planning process. Mr. Henry explained that the Friendship Senior Center would reopen when the Board of Supervisors has determined that it can be done safely, and safety comes first.

Phil Grant, 4831 Sheffield Ct, Amesbury, commented on the negotiations between the Township and the YMCA; transparency and due diligence. Mr. Henry explained that the Board would present the proposed agreement to the public at a Workshop Session. Currently, there is no agreement, but when it becomes available, it will be posted on the Township's website in advance for the public to review, and they can attend the Workshop Session to comment on the proposed agreement. Afterward, the agreement will be presented at a public meeting, at which time the Board will act on it or not. The goal to lessen the financial impact on the Township while preserving the asset and as many community programs as possible.

Jim Mecurrio, LPAC, 2372 Forest Hills Drive, commented on the Friendship Center's closure and the impact on Lower Paxton Aquatic Club.

Sandra Prah, 1001 Homestead Ave, commented on the Friendship Center's closure and the number of residents who utilized the facility.

Sharon Owen Kabatek, 6502 Birmingham Place, commented on the Friendship Center's closure and the importance of a yoga class that was offered to senior citizens at the center.

Sue Kunisky, 6121 Mayfair Drive, commented on the Friendship Center's closure and the next steps in the process to reopen the facility. She wanted to know if the financial reports would be made available to the public. Ms. Kunisky noted that she and other community members have a vested interest in the Friendship Center and would like to work with the Township to come up with a way to keep the facility open.

Mr. Henry explained that the Friendship Center was heavily subsidized by the Township, far and above the \$100,000.00 advertised in the past. The Township has taken a significant revenue loss because of COVID-19. The Board has decided not to embark on its reopening with all the PA Department of Health and Center for Disease Control regulations requirements until they know the extent of the revenue loss due to the COVID-19 Pandemic. The 2020 Township Budget was cut by nearly 1,000,000.00 due to COVID-19. The Supervisors are waiting for the 2nd quarter tax revenue report before making any further decisions regarding the Friendship Center. The financial data is public information and can be obtained by sending Mr. Gotshall an email message. The goal is to reopen the facility and lessen the financial impact on the Township while preserving the asset.

Linda Randby, 2660 Gracie Drive, commented on the government's guidelines that are in place for reopening gyms, bars and restaurants, and large group gatherings. The 25-person limit does not apply to churches and gyms.

Ms. Randby also commented on the proposed reopening plan, a document created by Rachelle Scott, and she suggested that the Board be more transparent in the negotiations with the YMCA.

Mr. Henry explained that the Township could not afford to reopen the Friendship Center, even if the guidelines permitted 50% percent of the original capacity. He noted that there is no agreement at this time; however, this week, Mr. Stine has made progress on the first draft of a potential lease and agreement, but it has not been presented to the YMCA representatives yet. The finalized agreement will be made available to the public, and there will be adequate time for everyone to provide input.

Sandra Prah, 1001 Homestead Ave, suggested that the Supervisors include community members in the negotiation process with the YMCA. She indicated that the contract should include the use of the pool by LPAC and community events such as the Christmas Tree Lighting event. She asked the Supervisors to consider that it was known that the Friendship Center would require maintenance and Capital Improvements over time, just like the Township's parks.

Mr. Henry explained that the financial situation has changed in the last five months. The Township is in significant financial trouble, just like every other Municipality in the country, because of the losses due to COVID-19.

Mr. Zoumas announced that the goal is to enhance the Township programs and activities, not take anything away.

Phil Grant, 4831 Sheffield Ct, inquired about the draft agreement with the YMCA and the Sunshine Act's legal requirements. He asked if other entities that provide the same service as the YMCA could potentially hold the Township liable for not putting it out for bid.

Mr. Stine explained that bidding for real estate is done on many occasions; there are exceptions in the Second-Class Township Code where the Township if it so chooses, can sell or lease real estate to certain types of non-profit organizations. Some examples are EMS, Fire Companies, and Community Service Organizations.

John Trish, 600 Prince Street, commented on the Friendship Center's closure and financial status. He noted that the Friendship Center was designed to be self-supporting.

Larry Nowicki, 4301 Stoneleigh Ct, asked Mr. Gotshall to provide specifics on the Friendship Center's revenue gains and losses from 2016 to 2018.

Mr. Henry explained that historically the funding has come from different areas, and it will take some time to research that figure. The official budget, debt smoothing (deficit financing), administrative overhead costs, debt service, and the cost to have the Public Works Department remove the snow. The Supervisors and Mr. Gotshall are working to derive that bottom-line figure. The figures are available but are not in one specific cost-center.

Sandra Prah, 1001 Homestead Avenue, commented on the Township's organizational structure and how it funds the Friendship Center. Mr. Henry noted that the Friendship Center should have been set up as a 501 c3 Non-Profit Organization; that way, the organization could do all the things that the YMCA does to make significant improvements. The bottom line is the Board does not want to raise taxes.

Ms. Lindsey added that there was no tax increase last year because the Stormwater Fee was implemented, and two years ago, the Township purchased fire equipment, and there was an increase in the fire tax for the Fire Fund.

Mr. Henry noted that the Township's Public Safety is the most important thing the Township funds and then comes paving the roads. The Township cannot fund the Friendship Center without raising property taxes, and the Board is not going to raise taxes.

Larry Nowicki, 4301 Stoneleigh Ct, inquired about the time frame to replace fire equipment. Ms. Lindsey noted that the equipment is replaced every 18-20 years unless it fails, and there is a need to replace the equipment sooner.

Ms. Lindsey added that there is a shortage of volunteers in the state of Pennsylvania, and the Township is very fortunate to have three volunteer Fire Companies serving the community.

Patti McCool, 803 Cherrington Drive, inquired about the proposed lease agreement and whether it would include any programs or events. She also asked about the timeline for the YMCA to take over the Friendship Center. Mr. Henry explained that leases do not delineate programmatic activity. However, if the lease agreement is successful, the YMCA would have a local board for the purpose of advising and programs.

Ms. Lindsey suggested that Ms. McCool visit the YMCA's website to view all the programs they currently offer.

Mr. Henry explained that he does not have a YMCA timeline to take over the Friendship Center because the negotiations have just begun. However, he is enthusiastic about the YMCA taking over the Friendship Center because they can offer more programs. They can apply for grant funds and hold Capital Funding Campaigns for improvements.

Chairman and Board Members' Comments

Ms. Lindsey commented on the topics discussed at the Capital Region Council of Government meeting. Senator Mike Regan was the guest speaker, and he talked about supporting the police; he also spoke about the House Bill on Radar.

The state of Pennsylvania is the only state in the country that does not have radar. The Capital Regional Council of Governments has applied for a Safer Grant 2,839,000.00, which will help 19 Fire Companies. The Township has already applied for this grant and received \$300,000.00 to recruit volunteers. Additionally, they discussed the fireworks and all the issues occurring surrounding the fireworks.

Manager's Report

Mr. Gotshall reported on the Township's self-response rate for the U.S. Census. As of Monday, July 16, 2020, the Township's residents' rate of responding to the U.S. Census is at 73.5%, which moves the Township up as the 9th highest response rate in Dauphin County, West Hanover Township remains in first place. The Township's response rate in 2010 was 77.3 %.

Mr. Gotshall noted that the Dauphin County Local Share Grant Program applications are required to be postmarked to the county no later than September 1, 2020. He distributed a memo to local groups who participated in the past, advising all applicants to prepare and submit their presentations to the Township by August 7 to be considered for discussion at the Board's Workshop meeting on September 11. The Board will rank the projects and adopt resolutions of support at the subsequent meeting. All non-municipal entities may apply for the grant if their project is sponsored by an eligible Municipal Local Government or the county.

Action on Application for Payment #2 from Pennsy Supply for the 2020 Lower Paxton Township Paving Project

Mr. Gotshall presented the Application for Payment #2 from Pennsy Supply for \$339,267.24; the staff and engineer recommend payment.

Ms. Lindsey motioned to approve the Application for Payment #2 from Pennsy Supply for the 2020 Lower Paxton Township Paving Project for \$339,267.24.

Mr. Zoumas seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote followed.

Action on Ordinance 20-07; Amending the Lower Paxton Township Zoning Ordinance to create a Towne Center (TC) Zoning District

Mr. Stine opened the Public Hearing for Ordinance 20-07, which amends the Township's Zoning Ordinance to create a Towne Center (TC) Zoning District. There was no response. Mr. Stine closed the Public Hearing.

Ms. Lindsey made a motion to approve Ordinance 20-07, which amends the Lower Paxton Township Zoning Ordinance to create a Towne Center (TC). Mr. Zoumas seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote of approval followed.

Subdivision and Land Development

Improvement Guarantees

Ms. Lindsey made a motion to approve the Improvement Guarantees for the Estates of Autumn Oaks, Phase 1B, and Autumn Oaks, Phase 3. Mr. Zoumas seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote of approval followed.

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

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

Announcements

Mr. Henry announced that the next Board meeting is scheduled for Tuesday, August 4, 2020, beginning at 7:00 p.m. at the Municipal Center.

Adjournment

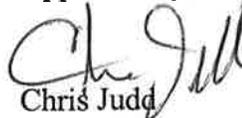
Ms. Lindsey motioned to adjourn the meeting. Mr. Zoumas seconded the motion, and the Chairman adjourned the meeting at 8:41 p.m.

Respectfully submitted,



Shellie Smith
Recording Secretary

Approved by,



Chris Judd
Secretary