

LOWER PAXTON TOWNSHIP  
BOARD OF SUPERVISORS

Minutes of Workshop Meeting held February 2, 2016

A special workshop meeting of the Board of Supervisors of Lower Paxton Township was called to order at 5:10 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; Gerald Hopple, and Watson Fisher, SWAN.

**Pledge of Allegiance**

Mr. Hornung led in the recitation of the Pledge of Allegiance.

**Public Comment**

Mr. Gerald Hopple, 1009 Top View Drive noted that he was present to discuss the Earl Drive culvert.

Mr. Hopple noted that last year there was an article in The Patriot-News in regard to Dauphin County offering municipalities ways to get money for stormwater issues. He noted that he spoke with Mr. Wolfe in regards to that and he told him that he was going to look into it. Mr. Wolfe explained that it was one of several projects that he listed with Dauphin County as part of a proposed second round of Community Development Block Grant Disaster Recovery Funds. He noted that he is still waiting to hear if the Township has been successful in receiving the funding. He noted if they do get the funding then they will know what projects were included.

Mr. Hopple suggested that the funding was for \$3 million for stormwater programs.

Mr. Hopple noted last year the Board had HRG come up with a suggestion for the Earl Drive culvert; it was the third time we paid these people since 1980 to go in and look at something in that area to come up with a plan and they have all been shelved. He noted that they were hired to do the last study, Mr. Hornung questioned if the Board was going to do something or pay money and not do anything. He noted that Mr. Wolfe stated if we can come up with

something then we will do it. Mr. Hopple noted that three times the engineer came up with a solution and... Mr. Hornung noted that there were three different plans with different purposes, but the final one, initially we tried to find out what could be done and then it got more intense as the last study was quite detailed. He noted that the difficulty is that it may require the Township to take one or two homes near the culvert to solve the problem. He noted that the costs escalated and that is what put the project on hold, the lack of money. He noted that the preliminary engineering is done, we have a scope of work, but more engineering would have to be done. He noted that each one is a stage, one builds on the one before it. Mr. Wolfe explained that is correct.

Mr. Hornung questioned what the status is; are we still waiting to hear about the funding for the project. Mr. Wolfe answered that staff is waiting to hear if the Township received the CDBGDR funding. He noted that it is the same funding that is being used for Winfield Street and the work to go on in that area. He noted that he has not heard if the Township or Dauphin County has been successful in getting funding.

Mr. Hopple noted, the way we are going, the price gets higher and higher. He noted in the 1980's it was \$680,000 to replace the culvert and they suggested some other things. He noted that the Board did not have the funds to do that. Mr. Hornung noted that it would probably cost the same amount to replace the culvert; however, the most recent update showed that replacing the culvert will not solve the problem because of the depth problem. He noted that there is not enough gradient to achieve the desired results noting that we can't go deeper, we have to go wider, and it ends up taking away one or two houses. He noted that we would have to make the culvert one and a half times wider and by the time you regrade the sides you are losing houses. He noted that the culvert did not get more expensive, the culvert won't solve the problem.

Mr. Hopple noted that he was under the impression that the walls were caving in and it is not completely round like it was. Mr. Wolfe answered that it is not the walls, it is the floor itself. He noted that bottom of the pipe can be removed and replaced, noting that we have not ruled that out but we haven't moved forward with it either. He noted if you replace the bottom of the pipe you are not replacing the entire pipe. He noted that it would last another 20 years.

Mr. Hornung noted that the results of that would be minimal and Mr. Hopple would not see much relief from it. He questioned if it is wise to go to that expense and not get any relief. Mr. Hopple explained that he wants to see relief as in 2011 he had issues and he also had sewage problems he had to fight.

Mr. Crissman noted that the wait time for applying for grants is always a killer. He noted that it does not matter if it is municipal or school district or what.

Ms. Lindsey questioned if the funding was applied for last year. Mr. Wolfe answered that Dauphin County was trying to put together a significant list of properties to compete for a second round of federal funding. He suggested that we should be hearing soon if Dauphin County was one of the municipalities selected to move on to be a part of the competition. He noted that we are waiting to hear if we have been selected. Mr. Crissman noted when the federal government grants money it is always an authorization for programs but it requires a second set of passages for the actual dollars. He questioned if both have been approved. Mr. Wolfe answered that he did not know.

Ms. Lindsey questioned when we submitted the information, did we submit different projects from the Township that needed to be done. Mr. Wolfe answered that we identified projects in Lower Paxton Township and this was one of them. He noted that Dauphin County submitted a total project cost to the Housing and Urban Development (HUD) who implement the CDBGDR.

Mr. Hopple noted that the embankments are worse now as there are big boulders that are coming out of the side of the embankment between his house and the culvert and he is afraid that they will slide down. He noted that a neighbor lost a lot of ground in the embankment by the culvert, not the ones that were recently installed by the Township. He noted that they are natural rocks that are sliding down into the channel and it needs to be addressed. Mr. Seeds questioned if we can send staff in to look at this since it is private property. Mr. Wolfe answered that he will look into this.

Mr. Seeds noted that we would have to acquire a couple of properties and it still wouldn't stop Mr. Hopple from being flooded for the 100-year storm. Mr. Hopple noted that they came up with grading the channel lower down and putting plantings in to help maintain the banks.

Mr. Hopple noted that he wanted to get an update on the plan and he thanked the Board for their help.

Discussion regarding future project specific activities  
desired to be pursued by the Board of Supervisors

Mr. Hornung noted that he requested Mr. Wolfe to put this list together for discussion. He explained that the purpose is for the Board to set a vision for Lower Paxton Township. He noted, 20 years from now when many of the members are no longer on the Board, people will look back and say that Board had incredible vision that lasted for years to come.

Ms. Lindsey noted when she sat on the Planning Commission (PC), the Board came to them and asked them to work on a Business Improvement District (BID). She noted that they worked on it for three years, and it included flags, baskets of flowers, marquee coming into the Township from both directions, but this occurred around the time of the recession and there was no money to do that. She noted that it might be something that we might want to think about as the plan was completed to include the budget. Mr. Hornung noted that he would add that to the list.

Mr. Crissman noted that he brought two items for discussion tonight. He stated that we don't need one more committee; however, Lower Paxton Township unlike many other municipalities, lacks the identity of a community, like Mechanicsburg, Camp Hill or Hummelstown. He noted that he would like to see a committee that would be made up of representatives from churches, library, businesses, Colonial Park Mall to include Susan Ariail who runs the mall, realtors and bankers. He explained that he would like to pull those people together as they represent the movers and shakers for the community to figure out what can bring us together. He noted that it would be similar to the National Night Out event. He suggested that Susan Ariail who runs the entire shopping center could have churches and businesses do something as a community if we use the shopping center as our center. He noted that the library is right there and we could interface with the library and all those entities. He explained that he would like to see Lower Paxton Township come together as a community and it would tie in with what we are talking about having a marquee as you enter Lower Paxton Township. He noted that the Township is very fragmented. Ms. Lindsey suggested that is because it is so big.

Mr. Crissman noted that he would like to pull it together and use the resources of all these fragmented pieces. He suggested that we would have a tremendous ball of energy if we could get all these people to integrate as one committee to take a project and move it forward.

Mr. Seeds noted that we don't have a town center but he questioned if part of the 250<sup>th</sup> anniversary celebration for the Township we would have something we could do as part of that. He noted that the main location is here at Prince Street. Mr. Hornung noted that part of the problem is that there are too many main things. Mr. Seeds noted that there is no sense of community.

Mr. Crissman suggested that the Friendship Center (FC) is a good place as we have a facility with parking unlike the Municipal Center that does not have adequate parking. He noted that we need a place as our focal point but the shopping center is central and we don't have any major shopping centers other than that one. He suggested that we could establish a partnership with them. He noted that the library is on the hill and they can walk down and host a reading event to children by government officials, police officers, fire fighters, realtors and bankers. He noted that he would like to see something that pulls us all together.

Ms. Lindsey noted because there is no marquee or anything welcoming people to Lower Paxton Township, when the PC planned the BID they had a nice marquee designed that would be across from the Colonial Park Dinner in the medium and near the Harley Davidson dealership on the other end. She noted that most people don't know where Susquehanna Township ends and Lower Paxton Township begins.

Mr. Crissman noted that he would like to make the municipality more cohesive.

Mr. Hornung noted when you have a business you look at the assets and he noted that we have a huge variety of assets in this room as each member can bring a different items to the table. He noted if we take a project like this and we get together as a team to work on it we will see some amazing things. He noted that creating community awareness for the Township, there is a lot that has already been done with that; however, we have to build the momentum going forward. He noted that we have Linglestown that has a center point. He noted that we have the Yingst project that can be a center point, the FC, the mall, and we also have a TV Station. He noted that we can highlight all these functions suggesting that PHR Baseball could be on TV. He

noted that we can use the TV to build community awareness that would make the Township incredible. He noted that the advantages are having lower police incidents; noting that the police requirements would go down as everyone is keeping their eyes on things. He noted that there are some economic advantages as we have more square footage of retail space than anyone in the Harrisburg area but the disadvantage is you know where retail is going. He noted that the Amazon's of the world are taking over. He explained if we are not careful we will end up with some major square footage of retail space that is going to be empty and it will become a dirge to the community. He noted that we need to find out what we can do to prevent that and getting a committee to determine how space can be altered to keep it viable would be good. He noted that there is a lot that can go into that.

Mr. Crissman noted that he does not want to be in a situation like some communities in western Pennsylvania who had coal and needs to remarket themselves. He noted that he would rather be pro-active to see what we are doing now. Mr. Hornung noted that he recently visited Ashland where he grew up and it is a town of boarded up buildings, drug addicts and dealers. He noted that it has gone downhill, but just down the road in Pottsville, it is a bustling community, and they have taken an interest in keeping it that way. He noted that he wants to be a Pottsville and not an Ashland.

Mr. Hawk noted that we tried to do some beautification a couple of years ago and it fell on its face as people did not want to contribute to the hanging baskets. Ms. Lindsey noted that it did not go anywhere because of the recession. She noted when they met with some of the shareholders, many were very positive about the concept. She noted that the Colonial Park Mall said absolutely not, but Essis and Sons was very agreeable. She noted that the Supervisors had decided that due to the recession not to move ahead with the project, but many of the shareholders were for it. Mr. Crissman noted you said the Mall said no, he would guess that it was not Ms. Ariail who was managing it at the time. He noted that he has talked to Ms. Ariail many times sitting on the library board trying to get some activities moving. He explained that she is welcoming these things as she is trying to fill spaces in the mall and will do anything to attract people to come there. He noted that she is getting the stores to hand out coupons to come to their stores.

Ms. Lindsey noted that they were also going to have a brochure made up as there were 265 businesses from the Colonial Park Dinner to below Ollies. She noted that they were designing a brochure that they would list the businesses and where they were located. She explained that many businesses do not have their addresses listed on their buildings and people drive up and down Route 22 in an attempt to find what they are looking for. She noted that we require the residents to put an address on their buildings but not the businesses. She noted that each business would have gotten the brochures to distribute to help each other.

Mr. Hawk noted that he looks at Mechanicsburg as they have their Jubilee Day and it is mass bedlam with all the people and traffic. He noted if we could do that kind of thing...Mr. Hornung agreed it would be great if we could get a group together to do something like that. He noted that one of the great things about this Board is that the members come with the sole purpose of doing what is right for the Township. He noted that there is no hidden agendas from Board members who wants to climb to a higher position or anything like that as they come as servants to the people. Ms. Lindsey noted that we are here to serve the community. Mr. Hornung noted that because we are like that it gives him the hope for what can be done. He noted if we had different people with different attitudes and purposes our ability to achieve things would be greatly diminished. He noted that the purpose of everyone on the Board is for the same thing. He noted that it will allow the Board to do some awesome things over the next few years.

Mr. Hawk noted if we don't do things that will incite people to come to the Township and use the businesses, you will see them boarded up and then it would be less attractive.

Mr. Crissman noted that the type of housing that we provide is a weakness. He noted that we have lots of single family homes, apartments and townhomes, but we do not have anything for seniors. He noted that we do not have a three tiered system where seniors can buy a home for independent living and move to assisted living when needed and then to health care. He noted when people in the Township reach that stage they must leave the Township to find that. He noted that it is an issue that we need to address. He suggested that we should sit down with the health care providers, realtors and builders to discuss this. He noted that we had one proposal that was close that was to be built across from the Vo-tech on Locust Lane. Ms. Lindsey noted that it was not a three level system. Mr. Crissman noted that it was a two level system. He noted

that it was defeated because the residents took the position that it is a great thing but not in my backyard.

Mr. Seeds noted that the Jewish Home has many tiers.

Mr. Crissman noted that it is a missing piece for our Township. Ms. Lindsey noted that we need a Messiah Village or Bethany Village in the Township. Mr. Hornung noted that we have a facility that could do this, the old Villa Teresa. He noted that it bothers him that that building is still vacant. Ms. Lindsey noted that it is gorgeous on the outside but she did not know what it was like on the inside. Mr. Hornung suggested that we should go after someone to get it developed. Mr. Crissman noted that it is a piece that is missing for the Lower Paxton Township experience.

Ms. Lindsey noted that people from her church are moving to Bethany Village because they want the three tiers; the independent, assisted and skilled living. She noted that they say that they don't want to move to the West Shore but they have no choice.

Mr. Hornung noted that grandparents are very influential in raising kids.

Mr. Hawk noted that many people are moving to the Masonic Home in Elizabethtown. Mr. Crissman noted that they are leaving Lower Paxton Township. He noted that the seniors who are leaving are people with money and they are taking it out of this municipality. He noted that we need to capture that. He noted that the builders are not building condominiums for purchase. He noted that empty nesters may not want to take care of their properties anymore but they would like to buy into condominiums as they can have the amenities and all they have to do is pay a monthly fee. He noted for some of the organizations you can buy a cottage, but he is talking about being able to buy a condominium. He noted that he can go down to the City of Harrisburg and buy a condominium that overlooks the river, but he does not want to do that as he wants to live in Lower Paxton Township. He noted that the realtors may tell us that people are not interested in living in a condominium in the Township.

Mr. Hornung suggested that maybe it is because they only offer the one tier.

Mr. Crissman noted that this community has a weakness in its senior housing and he sees large amounts of senior money leaving the Township. Ms. Lindsey questioned if we have a place where it could take place. Mr. Crissman noted that is up for a committee to look into. Mr.

Hornung suggested that there is a lot of land. Mr. Hawk noted that intermediate and skilled care would take up some land. Mr. Hornung noted that one area could be the land that was offered to the Township to buy recently. He suggested that the Board could rezone that area to do what it wants to accomplish. He noted that the Board has many options along the way that it can develop and if we have retail space going empty we could put senior citizens in there to include healthcare. He noted that kicking these ideas around will be what will make it happen.

Mr. Crissman noted that many communities that had old schools were sold and converted to apartments and condominiums. He noted that downtown Harrisburg has examples of that process.

Mr. Hornung suggested if we don't get through the list tonight we can finish it later.

Mr. Seeds noted that you have been discussing facilities like Messiah Village but we have the Jewish Home on Linglestown Road and other care homes. Ms. Lindsey noted that it is not the same concept. Mr. Crissman noted that he is talking about an independent senior living with different tiers.

Mr. Seeds suggested that we should ask the large developers why they won't build this and they may come back and say that the land is very expensive and it is too hard to develop. Mr. Crissman noted that we won't know until we hear from them. Mr. Hornung noted that what we are doing is more of a visioning process and we should not kill the vision. He noted that we are looking at different avenues and we may find out that it is not possible. He noted until we explore that we won't know the answer. Ms. Lindsey noted that you hear many people say that they wish they could stay in the Township.

Mr. Hawk noted that he likes Mr. Crissman's idea but it is a tremendous financial commitment on someone's part. Mr. Crissman noted that it is a major commitment. Mr. Hornung noted that he was talking to Paul Hepler who works for Richard Yingst, noting that we have all been invited to the open house for Shadebrook. He noted that is a case where we were able to redo our zoning ordinances which allowed that developer to come in and put in millions of dollars in this project. He noted that he is willing to take the risk to go after something because of what we did that allowed him to do that. He noted that it takes much financial planning but it also takes greasing the wheels through the ordinance and laws to encourage a

developer to put that kind of money up knowing that he will get a return. He noted that is what we need to do and it makes it possible. Mr. Seeds noted that we have complaints about the roads from the firemen. He noted that DEP had problems with the original plan so we really did not get the plan that we envisioned. Mr. Hornung noted that as part of the process we worked through the obstacles.

Mr. Hornung questioned what Mr. Wolfe thoughts are. Mr. Wolfe suggested that the Boards is coming up with some interesting discussion and he is writing it down.

Mr. Crissman noted if we come back with a community group who will work together we also have the hospital as well. He noted that we have all these gems that make our community fantastic and he would like to harness them together to make us better.

Ms. Lindsey questioned if you would call a public meeting and contact the developers to see if anyone is interest in this. Mr. Hornung answered that it is usually not done as a public meeting. He noted that Shadebrook was done through engineers talking with our engineers and Mr. Wolfe talking to them. Mr. Wolfe noted that there is a difference in that we didn't have to hook a developer; he was already on the hook from the beginning. He noted that getting a developer on the hook is a process in itself. Ms. Lindsey noted that they are not hearing this but we are... Mr. Hornung suggested that we go after a developer who may be willing to help us with this. Mr. Wolfe noted that we need more discussion and this is very good, but if you are actually looking at a business improvement/economic development effort that would include senior housing, starting with Villa Teresa, and potentially Blue Ridge Country Club as the development, you need an economic development professional consultant to do this. He noted it is not something that you can do a couple nights a month. He explained that there are people who do this such as Delta Development. Mr. Crissman noted the acreage at Blue Ridge Country Club would it not be a perfect place for seniors to live in independent and the other skilled care. He noted that we need the person who can make it happen.

Mr. Hornung noted that Mr. Wolfe's background is development. Mr. Wolfe explained that he can look at plans but actual economic development, he hasn't done that in almost 30 years. He noted that the effort is significant and you go a long time before you see results. Mr. Hornung noted that the journey of a thousand miles starts with the first step and the vision to

make it happen. Ms. Lindsey questioned if something like that would go in our Township. Mr. Wolfe noted that it is an effort that you can't do half-hearted; you have to have a significant commitment and you have to give it a significant amount of time and you have to be prepared to invest without receiving results for a while. He noted if you are willing to do that then the projects you have talked about in concept you can pull them together. Ms. Lindsey noted that hearing from the public that they hate to leave the Township but they have no choice is not good.

Mr. Crissman noted that we need to think about the Messiah as it is a large church organization that took the responsibility as they felt there was a need. He noted that it is similar to the Masonic Home in Elizabethtown. He noted that you have those groups but there are other groups who are looking for that kind of development. Mr. Hornung noted that we are getting into the details and he does not want to kill the energy that is behind this as he thinks this is what will change our future and make a difference. He noted that it may be 20 years from now but at that time people will be glad that we started this because if we hadn't we would be in a worse spot.

Mr. Seeds noted that the Elks own some land on Parkway East. Mr. Wolfe noted that Mr. DiSanto was involved in that as well. He remembered that Mr. DiSanto came to a meeting with a man from Philadelphia to look into affordable housing. He suggested that it was 45 acres on the northeast side of Parkway East and Linglestown Road. He suggested that Mr. DiSanto may have been the builder for the project. Ms. Lindsey questioned why it did not go through. Mr. Wolfe answered that it was a high density development and he was not sure if we are over the high density hump yet.

Mr. Hawk noted that he likes the idea of the multi-tier system for senior living, but he suggested that we should pick some low hanging fruit such as the beautification along Route 22. He noted that the beautification would grab people's attention.

Mr. Hornung noted that he had no idea where this would go but it has gotten a lot bigger than he imagined, noting that sometimes he thinks too small and that is why he only has one hardware store. He noted that we have to be careful that we don't get too many projects going at one time as nothing will get done. He noted that once we get done talking about these things we need to pick one and run with it. He noted that the major project may have some low hanging fruit on it and it will get taken care of in the process. Mr. Hawk noted that he is not speaking

about expensive projects, but something that grabs people's attention immediately such as the clock in Linglestown. He noted that the roundabouts have not caught on in Linglestown.

Mr. Hornung noted that we have the Heroes Grove Amphitheater. He noted we have a lot going on in the Township, but we need to develop a cohesive approach to this. He noted that we have a clock in Linglestown, an Amphitheater, the FC; but we need to pull it all together to see what is going on in the Township. He noted that we need to build on that excitement to drive it. Ms. Lindsey noted that we need to get the word out. Mr. Hornung noted that we have a TV Station to do that and we don't use it enough. Mr. Wolfe agreed. Mr. Hornung noted that every time we send out a sewer bill we have the potential to communicate with our residents. He noted that every Tuesday, we can communicate with our residents, but we don't use it. He noted if we look at all the assets that we have, all we have to do is put it together and move forward and we will build something that is unbelievable and we will be proud of.

Mr. Crissman noted that he took the homework assignment as the future and he was trying to think in big terms; however we may need to subdivide and say these are our long term projects and then come up with shorter goals and objectives. Mr. Hawk noted that is what he has been saying. Mr. Crissman noted that he thought the homework assignment was for the big picture, not working on the mini-stuff. Ms. Lindsey suggested that it was a little bit of both.

Mr. Hawk noted that the topography of Lower Paxton Township is different from a lot of other communities. He noted that the benefit of doing walking tours or going to Bedford Springs where you can walk through the town, we don't have that so we have to come up with something else to make us the neat place to go.

#### Wolfersberger Tract

Mr. Wolfe suggested that we could be a destination for regional outdoor recreation. He noted with the potential to develop Wolfersberger Tract, not saying that it has to be baseball, soccer or softball, but the amount of people who come to the local area on weekends for family oriented events is significant partly because they come to the Harrisburg area and when they are not playing soccer they go to Hershey Park. He noted that we have the ability to become a destination for recreation and it is happening right now at Spooky Nook in the Lancaster area. He noted with the right investment we could create a comparable outdoor facility using the

Wolfersberger and George Parks, putting very high quality competition for baseball, soccer and basketball to bring people into the community.

Mr. Hornung noted that they will either spend the money in the Township or someplace else. He noted that it is not a matter of if but where. He noted that he would like to be a part of the where.

Ms. Lindsey questioned if Spooky Nook is privately owned. Mr. Wolfe answered yes and they are now building a hotel next to it.

Mr. Seeds noted that we need to do something with Paxtonia area. Ms. Lindsey questioned if he meant on Old Jonestown Road. Mr. Seeds answered yes. Ms. Lindsey noted that people live there. Mr. Seeds suggested that we need to look at the zoning to try to do something to revitalize that area. Mr. Wolfe noted that five or six years ago, the Board talked about this but TYCO would not cooperate with anyone. He noted that their frontage in Paxtonia goes back 200 feet from the roadway and you could do a nice community based set of shops and it would work out well with the church, two daycares, and the school.

Mr. Crissman questioned if the church is using the entire building for the old school. Mr. Wolfe suggested that they are using 50% of the building. Mr. Crissman noted that there could be a lot done with that building. Mr. Hornung noted that they have been struggling with the building. Mr. Seeds noted that he has been inside and it is nice.

#### Formation of a Stormwater Authority

Mr. Wolfe noted in regards to stormwater, the legislature is working at the State level to allow municipalities to levy a stormwater fee irrespective of the formation of an Authority. He noted that it has not passed yet. Mr. Seeds noted that we need to bring Hampton Township in to discuss this at a workshop session. He noted that we need to see how they are working out especially in regards to the issue with the Navy Depot. Mr. Hawk noted that is their biggest source of income as they use a tremendous amount of water having a rate of \$15 a quarter.

Mr. Seeds noted that he is in favor of that sort of plan because we are now at 1.95 mills for real estate tax, and we will need more money to fix the roads the way we should. He noted, in the future, instead of raising taxes every year we need to look at an authority for stormwater as it would bring in enough to fund that program, so we won't need to use general fund monies. He

noted the general fund money could go for the parks, revitalization, and other things. He noted instead of raising taxes we need to look at making stormwater self-supporting. He noted that people who don't pay property taxes will be paying into this which he likes. Mr. Hawk noted that John Thomas could be invited to address the Board on this issue.

Mr. Hornung noted that doing the economic development would take money and this would be an alternate tax, noting that we would be raising taxes but in a different manner. He noted if we start looking at the projects that we are doing with our sewer authority there are many areas that spill over onto the other departments such as stormwater and road maintenance that have helped us in a lot of ways. He noted that stormwater and the sewer authority seem to be very well connected together as a lot of the stormwater ends up in the sewer system. He questioned if we would use the authority to pick up the charge or alternate tax and funnel it into them or should we wait for the other legislation to occur and we just tax on that one.

Mr. Seeds noted that he likes what is in place now that we can do. He noted that the other one will be thought of as a tax. He noted that you can do more things with an authority. Ms. Lindsey questioned if it would cost a lot of money to have an authority as you have billing and administrative costs. Mr. Hornung noted if we can keep it in the Sewer Authority, we already have some of that. He noted that we may have to hire another person. Ms. Lindsey noted that it would be cheaper than starting over. Mr. Seeds noted that the fees would pay for the additional staff to run it. He stated that it would promote people to put in raingardens and promote people to do things to help the environment. He noted that they will want to get credits so they would not have to pay the fees, so they will do things so they won't have to pay it.

Mr. Hawk noted that he is not in favor of a stormsewer authority as it would be a better idea to fold it into the sewer authority. Mr. Seeds noted that we should not add another authority, just put it into what we have. Ms. Lindsey agreed. Mr. Hawk noted that it would be good if we get some ideas from someone who is actually doing this before we put it in place. Ms. Lindsey questioned how long Hampton Township has had their authority in place. Mr. Wolfe suggested that they started it this year.

Ms. Lindsey questioned how many authorities are in the State of Pennsylvania. Mr. Wolfe noted that there are hundreds. He noted for stormwater before the legislation was enacted

there were three sewer authorities that had legal authority to do stormwater but since the legislation has been enacted 18 months ago, there may be another five or ten.

Mr. Hawk questioned who had control over what happens at Heroes Grove. Mr. Wolfe answered that the facility is owned by the non-profit organization, the Township has provided the land and we have the maintenance responsibility. Mr. Hawk questioned what can be done there as far as programs. Mr. Wolfe answered that outdoor recreation programs, almost everything. Ms. Lindsey noted that everything is scheduled through the Parks and Recreation Department. She noted that was a question raised at their meeting yesterday. Mr. Wolfe noted that they are coming to the workshop meeting. Mr. Hawk noted that it is a venue that could be used similar to the days where they had the ballroom at Hershey. He noted this is much smaller but he suggested that they could get musical groups and have concerts and those kinds of things to draw people in. Mr. Crissman questioned although it is a County facility, who would take the responsibility for scheduling and taking care of all those services. Mr. Hornung noted if we start having sports events and entertainment at night at Heroes Grove and charge a fee to pay for it we could get that money back. Mr. Crissman noted that he does not object to that at all. Ms. Lindsey noted that they discussed that yesterday at the Heroes Grove meeting; there will be fees charged for people to rent it, and since it is a Dauphin County Project, you can't do a resident and a non-resident fee. She noted that it should be one fee but people can rent it and those fees come back to the Township. She noted that they are putting \$3,000 into a fund for four years for a total of \$12,000 for maintenance. She noted that the next check would be due in 2020. She explained that people can rent the facility and it will bring shoppers to the Colonial Commons. She noted that it will bring revenue into the Township.

Mr. Hawk noted that he did not mean that it would be a financial burden; he wanted to brainstorm about its use. Ms. Lindsey noted that it will not be one. She noted that the first event will be May 7<sup>th</sup> with a Rally for the Troops. She noted that it will bring in a lot of people to the Township and they will see the FC. Mr. Hornung noted that we have a lot of offer. Mr. Crissman agreed but he did not want it to become a liability since day one we have had to maintain and carry the large financial responsibility for it. He noted that he wants to make sure we get something back for it. Ms. Lindsey questioned Mr. Crissman if he has seen it. Mr. Crissman

answered yes. He noted that he was at the first meeting at its inception and he withdrew his attendance at those meetings as he did not like the direction it was going in.

Mr. Hornung noted that he did not know if you wanted to include the development of the Wolfersberger tract in the overall umbrella project of bringing in sports events. He noted that he put it on the list as he has been contacted by several groups, knowing that CASA was interested in it and we killed that, but there is a another baseball association interested in it. He noted if we provide the right atmosphere we can develop it and we may incorporate it into the overall project of community development.

#### Comprehensive Plan

Mr. Hornung noted what we should do in regards to the Comprehensive Plan. Mr. Wolfe explained that we have applied for grant funds for that and the Planning Commission is working on their own to update the document as well. Mr. Hornung questioned if we should let it go and just let them do it. Mr. Wolfe answered we can see where it goes and if we get the grant funds we can be more creative. Ms. Lindsey questioned, since the PC is working on it, will they allow the public to provide input. Mr. Wolfe answered yes.

#### Succession Plan for retiring employees

Mr. Hornung noted that he asked Mr. Wolfe to add this to the plan. He noted that Ms. Lindsey has brought up that we have a huge amount of retirements going on. He questioned if we should work on something to provide some type of succession plan. He questioned if we need to be proactive in this area, or it may not be as big a problem as he anticipates. Mr. Wolfe noted that it is not a problem, it is a challenge that the Board will be faced with over the next five years. Ms. Lindsey questioned if it would be regarding how to fill the positions. Mr. Wolfe answered that hiring people now is not easy. Mr. Hornung agreed, noting that he is looking to hire someone to do pickup and deliveries and it is sad. He noted that a person came into his store today and he has such a bad attitude and he stated that he was having a bad day. Mr. Crissman noted that he usually shows those types the door nicely. Mr. Hornung noted that it is tuff.

Mr. Wolfe noted that we see it with police candidates in the numbers that wash out because of backgrounds. He noted that we have similar issues with laborers for Public Works. He explained that attracting the right type of people is one challenge that we will have but it is

not so bad when you are only filling one or two positions over a year, but over the next five years we may be filling five to ten positions or more. He explained that we have filled ten positions over the past year. He noted with our new hire in the Police Department we are not up to the approved number, and suggested that it will be hard to get to 57 over the course of this year.

Ms. Lindsey questioned if part of the issue is a compensation thing. Mr. Wolfe answered not with the police. Mr. Hornung noted that he did not post a salary for the delivery driver and we found the person that we wanted. He noted that he plans to pay him \$14 an hour which is not bad for a delivery driver and we pay benefits on top of that. He noted that he only had five people apply. He suggested that money may not be the issue. Mr. Crissman questioned Mr. Hornung if he does security clearances. He noted that has been his recent problem as he has qualified people come in but when you run the background checks you find that you have to dismiss the applicant. Mr. Wolfe noted that the Township has had current police officers apply to the Township and failed the background. He noted that it has happened several times. Mr. Crissman noted that it is in all fields. Mr. Wolfe noted that the current new hire generation is not one that wants to put the same level of effort in that we did. Ms. Lindsey noted when we are in the nursing home they will be running the country and that is scary.

Mr. Wolfe noted that finding people who are willing to work at a reasonable level is not easy. He noted if you look at a succession plan, people will retire and in the past we have always been able to attract the desirable candidate but we will have a harder time now finding desirable ones. He suggested that compensation may be a part of it but he is leaning toward the quality of the applicant.

Mr. Hornung noted if we make the Township a greater community, it will attract a higher level of employee. He noted that it is a long range solution. He noted that we are having small discussions on these items but he hopes to pick one or two lower hanging fruit issues to work on. He noted that we can't delude ourselves and have too many things going on where nothing gets done right. Mr. Crissman noted that we need to choose something that is achievable.

#### Road and Bridge Projects

Mr. Wolfe noted that he added this to the plan to remind everyone that we hopefully will be doing the Jonestown Road Bridge this year. He noted that it will be close to a \$2 million

project, and we have Nyes Road at Devonshire Heights in the PennDOT planning process. He stated that he expects PennDOT to make presentations on this project in the middle part of this year for what they think will work there. He noted that they are talking about doing a traffic signal. He noted that we have the Colonial Road Corridor Study from Valley Road to Crums Mill Road/Devonshire Road. He noted that we need to move forward with trying to obtain funding for it. Mr. Crissman agreed. He questioned how much preparation we need to do to get that piece in the mill. Mr. Wolfe answered that would be committing to the local match. He noted that most of the grant programs through PennDOT are 50% match. He noted if you are talking a \$2 million project, we would need to come up with \$1 million. He noted that gaming grant funds could be a source of some of that funding. Mr. Crissman noted that it should be a high priority as it is one of the few avenues the Township has that runs north and south.

Mr. Wolfe noted that the I-83 project should be starting with the bridge work this year in Lower Paxton Township but he has no idea what is going on for the Revere Street part of the project. He noted that he has not heard from anyone on Revere Street for a while but he was under the impression that PennDOT is making offers for the properties. Mr. Crissman questioned if PennDOT shares any information with the Township. Mr. Wolfe answered sometimes a lot a sometimes a little. Mr. Crissman noted that it is difficult when PennDOT deals with the homeowners and the Township has no knowledge of what is going on. Mr. Hornung noted that his grandson lives on Revere Street and he got a letter in the mail about having someone come in to access his property to make him an offer and it is from some company that is handling it for PennDOT. He noted that his son questioned him if it is a legitimate offer and he answered that he did not know if it was legitimate as they are not sharing the information with the Township.

Mr. Crissman noted that he has a friend that bought her grandmother's house and she got a letter but her letter was they were offering her to pay her so much a month to store equipment on the back end of her property which is contiguous with the interstate. He noted that he received a call to find out if it is legitimate and he told her he did not know. Mr. Wolfe suggested that they should call PennDOT. Mr. Crissman noted that is what he told her, and there is movement going on but the Township is not aware of what it is.

Ms. Lindsey questioned what happens if a property owner does not accept what PennDOT offers. Mr. Hornung noted that PennDOT will acquire the property and it will go to court for a settlement.

Mr. Wolfe noted that the automated traffic signals are so screwed up they must be doing the initial programming of the system. Mr. Hornung noted that sometimes the lights work well and other times they do not. Mr. Wolfe noted that Carolyn Street and Route 22 is awful as it goes through all phases at maximum time whether anyone is sitting at the light or not.

#### Transfer of Development Rights

Mr. Seeds noted that we are behind in highways and bridges but if we look at creating a storm authority and we do the rate fee, similar to what Hampton Township has, it will free up about \$2 million a year that could be used to upgrade the bridges, roads, and parks. He noted that we need to finish George Park before we start thinking about Wolfersberger Park. He noted that it would free up other money to do these other things.

Mr. Seeds noted that he likes the concept of the transfer of development rights since we were given the opportunity to do this. He noted that we should look at this with the Blue Ridge Country Club. He noted that it is important to keep the traffic where the roads can handle it. He noted that he is in favor of doing this between large parcels and maybe double up on one to keep the one or lessen the future burden of one area that will cause sewer and water issues and road problems. He noted that we need to talk to the developers about this.

Mr. Hornung noted that it can be a great tool but if we use it in the wrong way we end up hurting ourselves. He suggested the vision for what we can do and what our needs are and where we want to go using the transfer of development rights as a tool if necessary may be good to achieve the vision. He noted that it scares him to implement it without knowing where we want to go and what properties we want to do that with. He noted without a plan it could be a problem. He noted that he wants to form a vision of where the needs are, what we are going to do as far as economic development and use these tools to get us there. He questioned if that sounds reasonable.

### Hodges Heights Park Replacement

Mr. Wolfe noted that he added that to the list. He noted that the Parks and Recreation Board is investigating possible alternatives. He noted that we will be hearing from the residents about the loss of the park and the operation of the Compost Facility.

Mr. Seeds noted that we have the land that we purchased for the wet weather treatment plant. Mr. Wolfe explained that it is too wet to develop.

Mr. Crissman noted that he would like to hear from the Parks and Recreation Board for what their priorities are in terms of spending the money. He noted if you gave them \$200,000 how would they appropriate the funds in terms of the use for the continuation of George Park or start developing Wolfersberger Park and Hodges Heights Park. He noted that he would like to know where they would spend the same \$200,000 in 2017.

Ms. Lindsey questioned if the Parks and Recreation Board has met with the residents from Hodges Heights. Mr. Wolfe answered that they have a dialogue going with the residents. Mr. Seeds noted that we have made the decision not to put any more money in Hodges Heights Park. Ms. Lindsey noted that we are looking for a new location for that park. Mr. Crissman noted that we have a big umbrella of parks but someone needs to figure out where the funding should go and it should be the Parks and Recreation Board. Mr. Crissman noted if we are going to use them, they are the people we put our trust in to have the most knowledge and expertise to be able to run the parks and they should be able to say to the Board what their priorities are. He noted that we can we pass along to the community what their recommendations are.

Mr. Hornung noted that there are advantages to delegate responsibilities to give them some authority for funding. He questioned if we have the right type of people who can handle that charge and responsibility. Mr. Crissman answered that he is drawing the conclusion that we do and if we don't then the Board needs to know that. He noted that the Board can make up its own priorities and hand it to the Parks and Recreation Board and have them implement it. Mr. Wolfe noted that they are stretched relatively thin as one member serves on the FCOB, and the other serves on the Greenway Committee, Community Engagement Committee and Arts Council. Mr. Crissman noted that we need to replace Mr. George since he retired. Mr. Hornung questioned if we should take a look at that Board. Mr. Wolfe suggested that it would be good to

talk to them. Mr. Hornung noted that some projects are so big that it will take a lot of our time and we can delegate some of the other things to other people who are capable of solving it with a little bit of direction from the Board. Mr. Crissman noted in theory that is why we have them. Mr. Hornung noted that sometimes it can get you in trouble. Mr. Crissman noted that we always have the last say as they are only a recommending body. He noted that he would like to yield to them as they have the expertise.

Mr. Hornung noted that we gave the FCOB a charge and they took off with it and are doing a great job. He questioned if we can do that with the Parks and Recreation Board.

Mr. Crissman noted that we need to get a report back from the FCOB.

Ms. Lindsey questioned if the Parks and Recreation Board has been to Hodges Heights Park. Mr. Wolfe answered that the Parks and Recreation Board meets annually at all the parks. Mr. Crissman noted that the Parks and Recreation Board has met with the Hodges Heights community. Ms. Lindsey questioned if they have been out to the park to see what is going on. Mr. Wolfe answered that they do park tours on an annual basis.

Mr. Hornung noted that we will get a summary of what we talked about tonight through the minutes and then we should prioritize the list, noting that this will take some time.

Mr. Crissman noted when we do the prioritized list, we should bifurcate all the issues for long term and short term goals and then begin to zero in on them. He noted that he would like to choose goals that are achievable but not lose sight of the long terms items that 20 years from now people could say that we lost track of the long term goals.

### **Adjournment**

With there being no other business, Mr. Crissman made a motion to adjourn the meeting, and the meeting adjourned at 6:37 p.m.

Respectfully submitted,

Approved by,

Maureen Heberle  
Recording Secretary

William B. Hawk  
Township Secretary