

**LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS**

TUESDAY, MAY 3, 2016 – 6:15 PM, 425 PRINCE STREET

WORKSHOP SESSION

ORDER OF BUSINESS

1. **CALL TO ORDER – Chairman Hornung**
2. **PLEDGE OF ALLEGIANCE – Ms. Lindsey**
3. **PUBLIC COMMENT**
4. **Review of the ranking of short-term and long-term goals – Mr. Wolfe**
5. **Status reports regarding individual and group efforts to date – Mr. Wolfe**
6. **ADJOURN**

FOLLOWING THIS MEETING THE BOARD WILL MEET TO RECEIVE INFORMATION FROM THE TOWNSHIP MANAGER.

NEXT BOARD MEETING (Business Meeting); MAY 3, 2016; 7:30 P.M.

LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS

Minutes of Workshop Meeting held May 3, 2016

A special workshop meeting of the Board of Supervisors of Lower Paxton Township was called to order at 6:41 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; Steve Stine, Township Solicitor, Karen Hare 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

Review of the ranking of short-term and long-term goals

Mr. Wolfe noted that the long-term goals were stormwater, roads and bridges, Hodges Heights Park Replacement, senior housing opportunities, construction of the Wolfersberger Park, making Lower Paxton Township a Regional destination, and lastly the redo of the business community especially along Route 22.

Mr. Wolfe noted that the short-term goals are the comprehensive plan update, 250th Anniversary of the Township, enhanced use of media, and a tie for the staff succession plan and senior housing. He noted if there is no need for further discussion then we can move to the next agenda item.

Status reports regarding individual and group efforts to date

Mr. Wolfe noted that the status report for the Comprehensive Plan is that the Township received in the mail today, its grant agreement under the Local Share Program that will provide

\$50,000 towards the update of that plan. He noted that the Board and Planning Commission are scheduled to meet next Tuesday night in workshop session to generally discuss the Comprehensive Plan. He explained that he will invite the Planning Commission members for pizza prior to the start of the meeting. He noted that we will discuss their efforts to date which have been to look at the text and numbers to try to update those functions in the plan from the last ten years. He noted that the Board needs to marry that effort with its efforts to discuss transportation, senior housing and other specific items that currently aren't in the Comprehensive Plan that you desire to include in that plan. He suggested that it will take about a half hour to forty minutes.

Mr. Crissman questioned if it will include interfacing all of our pieces with the others or do you think it will just be a discussion in terms of what they have done. Mr. Wolfe answered that they need to know what you are looking for. He noted that you just don't want to update the current document; there are new things you think they need to look at and they need to know that. Mr. Crissman questioned if a half hour will be enough. He noted that we need to discuss who we plan to hire and how we want to do the process and how the \$50,000 will be spent. He noted that we need to be on the same page, moving in the same direction.

Mr. Hornung questioned if we need to make sure we are all on the same page. Ms. Lindsey noted that we need to tell them what we are looking for. Mr. Crissman noted that we don't need to go into the depth that we did ten years ago as we have the model in place so it is more how we are going to tweak it and how they will interface with us. He noted that we need to make sure our components are included in the plan.

Mr. Wolfe noted that the more detailed list from the previous discussion that are to be included in the Comprehensive Plan are: the potential to form a Business Improvement District for Route 22; Develop a cohesive approach to township facilities such as the Friendship Center, Linglestown Square, Heroes Grove, and municipal parks; Investigate the transfer of development rights; and Develop and encourage senior housing specifically in the area of the Village of Linglestown at Blue Ridge Country Club or the Elks property at Parkway East.

Ms. Lindsey noted that the Business Improvement District Plan was completed by the Planning Commission. She noted that there is a document.

Mr. Crissman noted that we need our vision document for that meeting so that they can see the things that we have been talking about.

Mr. Wolfe noted that he would add to the list to become a regional destination using our municipal facilities to attract visitors to our community and our businesses; and discussion in regard to a possible regional sports complex. He noted that it would include working to redevelop business properties such as Villa Teresa, Colonial Road at the Colonial Park Mall; and the Red Light District.

Mr. Wolfe noted that the Board has referenced things it wants to move forward on as a comprehensive approach in the community. He noted that these are items that we would need a consultant for. He noted if the Planning Commission wants to continue to update the text there is no problem with that.

Ms. Lindsey requested that Mr. Wolfe put this together in a document or memo for the meeting.

Mr. Hawk noted that senior housing is a long-term and short-term goal. He noted that we need to define what we are talking about when we say senior housing. Ms. Lindsey noted that we did, we looked at something like a Messiah Village, Bethany Village or Masonic Village, where you have the cottages, assisted living and then skilled care. She noted that we are looking at the three levels of care. Mr. Crissman noted when we get to that item, he will provide a mini-report.

Mr. Hawk noted that he worked in that field and it is more than just having housing for seniors. Ms. Lindsey noted that it would be a large comprehensive plan. Mr. Hawk noted that you have to determine who will run it. Ms. Lindsey noted that we discussed using developers who would be interested.

Mr. Hawk noted that he worked with George Leader for 12 years on a combination nursing home and senior housing and they all require different things. He noted if you are doing a nursing home route, Ecumenical Village is one for retired people, strictly senior housing. He noted that you also have intermediate care and skilled care, they require different need with skilled care requiring nursing staff on duty, so the question becomes who will operate it. He noted that you would need a company to run it. Ms. Lindsey noted that is a definite thing. Mr.

Hawk questioned if they are incorporated in the entire mix. Ms. Lindsey noted that it should be one operation.

Mr. Hawk explained that he still has his nursing home administrator license.

Mr. Hornung noted that he wanted to know what Mr. Crissman had to say.

Mr. Crissman noted that there are three major components that would need to come together: someone who has the acreage; the medical piece to bring to it, such as PinnacleHealth at Community General Hospital; and someone who can manage the business of senior housing. He noted that he informally talked to someone who has some land who may or may not be interested in this. He noted that he also talked with a person who has been in the senior business for 35 years, and he indicated that this whole concept is changing and has been changing within the last ten years. He noted that they are finding that agencies such as a Messiah Village are moving away from independent living. He explained that the three levels for senior are independent living, assisted living and skilled care, and the industry is moving away from independent living because of local insurances, state grants and federal monies. He noted that people want to remain in their homes even longer and now you can purchase long-term health care policies whereby people can stay in their homes and pay to have someone do the maintenance and oversee health issues. He noted that they say that it is far better.

Mr. Crissman stated that he was told if the Township is interested in this, the health management people will probably steer you away from independent living. He suggested for this Township a good partner might be PinnacleHealth.

Ms. Lindsey noted that she is surprised by the independent living because there is a long waiting list for the Village at the Masonic homes. She noted that a friend sold her home on Feaser Street and is moving to Bethany Village as there is nothing in the areas for her to move to. She noted that this person was looking for all three levels of care where she knows that after she can no longer stay in the independent care, she will have a place to move on to.

Mr. Crissman noted that more people are remaining in their homes than are moving into independent living. He noted that he got a brochure for a place that is being built across the river that includes independent living. He noted for his generation the concept is still there in three stages; however he was told that is not the current trend.

Mr. Hornung noted that he was told that Messiah Village is trying to get away from the independent living and build more assisted living. Mr. Hawk noted they are tearing down a whole section to build apartments and he knows someone who is moving into their independent housing. He explained that he knows someone else who is moving to the Masonic Village for independent housing.

Mr. Crissman noted that it blew him away when he was provided the information that the industry is changing.

Ms. Lindsey suggested that the older people are still looking for independent living but the trend is that the baby boomers will try to stay in their homes and pay to have stuff done. Mr. Crissman noted that he feels like he is in that generation as he has made modifications to his home so that he can live on the first floor and live much longer in his home. Ms. Lindsey noted whoever would look into this would have to do research to determine what is needed. She noted that this insight goes against the waiting lists that they have at different places for the independent living.

Mr. Hawk noted that people want to stay in their own homes and he stated if he can't do steps, he will put an inclinator in.

Mr. Hornung noted that he gets a premium when he sells a home that is a ranch home on one level. He noted that it is worth an extra \$10,000. Mr. Crissman noted that the older generation is moving in as they want everything on one level.

Mr. Crissman noted that is a brief summary of some very informal discussions with people that he knows in the respective fields. He noted that the hospital is local which could be used, but many of these institutions are church related or oriented. He explained that he was told that market is evaporating because the churches no longer have that kind of money. He noted that they can't make the contributions but there is one in particular that the denomination is attached to the name because they are looking for contributions from the church but the facility is not owned by the church.

Mr. Hornung questioned where you will go next. Mr. Crissman answered that he does not know, but he suggested that the next formal step would be for the Board to pursue it and get the three stakeholders together to sit down at a meeting to determine if it is feasible to do this in

the community. He noted that the Township would have to be an active participant because it could very well come down to zoning or something of that sort. He noted if we choose to endorse a certain entity we need to know how they will use the land and will they build all three stages. He noted that the Board is a very integral part to making this happen.

Mr. Seeds noted that he is in favor of it but we will run into a problem with the value of land in Lower Paxton Township. He noted that he could not see a Messiah Village or Masonic Village, questioning if it would be 1,000 acres or more. He questioned where you would find that kind of land that would be affordable in the Township. Mr. Crissman noted that the developer will want his share of the pie.

Ms. Lindsey noted that there is land in the Township but we need to identify where it is and how large it is. Mr. Crissman noted that we don't know how much acreage would be needed to do a project like this. Ms. Lindsey suggested that we need to identify what we have and how many acres each parcel contains. She suggested that staff could do this.

Mr. Crissman noted that it is a massive undertaking to bring all the components together in a joint effort to move forward. He noted that you have to get the right three stakeholders together to plan this. Ms. Lindsey questioned if there is a consultant that does this type of work to bring everyone together. Mr. Wolfe answered yes.

Ms. Lindsey noted that we have to identify the land for this type of project first and determined if it is large enough to do a project like this. Mr. Hornung requested Mr. Crissman to find out how many acres they would need to do a project like this. Ms. Lindsey noted that staff could be identifying sites that would work for this type of project. Mr. Wolfe noted that they can find parcels of land in the computer system, but he suggested that we would need the parameters for a program like this.

Mr. Crissman noted whoever the developer is, they will have to say to the Board if they are interested or not interested in independent living, or with only providing assisted or skilled training. He noted that there is nothing close in the Township but he questioned if someone like the Blue Ridge Country Club or Colonial Country Club would be a good place to provide easy access to a hospital if needed. He noted that the management people are trained to do

independent, assisted and skilled care. He noted that they would need to tell us how much acreage they need that would fit into the model.

Mr. Hornung questioned if Mr. Crissman would be willing to make contact with someone. Mr. Crissman questioned who do we make contact with. He questioned if he should contact someone at the hospital. Ms. Lindsey noted that they are all PinnacleHealth. Mr. Hawk suggested contacting Phil Guarneschelli from PinnacleHealth. Mr. Hawk noted that he knows him and he would make contact with him.

Mr. Hornung questioned how we get this concept to Mr. Guarneschelli. Mr. Crissman suggested that we tell him that we have been discussing a need in our community. He noted that there are various components that need to be brought together, and by bringing them together, we can form a team that would be able to move the concept forward. He noted that he would explained that he has one of the pieces that needs to be part of the conversation. He will questioned Mr. Guarneschelli what acreage is necessary to do this, with or without an option for independent living.

Mr. Hawk noted that he will make contact with Mr. Guarneschelli to get a couple of dates and then set up a meeting with Mr. Crissman.

Mr. Hornung noted that people are excited about this type of project. Ms. Lindsey noted that they don't want to move out of the Township. Mr. Hornung noted that some of the developers who own a large portion of land, they are excited about it as well. He suggested that there would be a high approval of this project in the community.

Mr. Seeds noted that the developers will still want their price and he questioned if they make it affordable. Mr. Hornung answered that not everything comes down to price. He noted that people love excitement.

Mr. Hawk noted if you are looking for a concept for size the Dauphin Highlands is roughly 185 acres. He suggested that Blue Ridge Country Club is about 185 to 200 acres.

Mr. Hornung noted that making the contact with Mr. Guarneschelli will start the process and it may spread quickly. He noted that you start to build the vision and get everyone excited about it and then some who you do not think about will step up to the plate.

Mr. Wolfe noted that he and Mr. Seeds met with Polly Murphy and John Hanks today to discuss the Township's 250th Anniversary celebration. He distributed a copy of the budget summary that she provided to him today. He noted that Ms. Murphy will be in attendance at the workshop meeting next Tuesday and she is bringing individuals with her that she feels should be appointed to the Township's Sestercentennial Committee. He noted that she provided this draft budget of plus or minus \$40,000, significantly less than the Village of Linglestown Sestercentennial's budget.

Mr. Wolfe distributed three appointment requests received by the Township from individuals who would like to be on this Committee. He noted that they were provided to Ms. Murphy to add to the five or six others that she plans to bring to the meeting.

Mr. Crissman questioned if these three applications are people who she wants on the Committee. Mr. Wolfe answered that they are people who applied to the Township. Mr. Wolfe noted that one is Jay Purdy. Ms. Lindsey noted that he would be great as he is into the historic aspect of the Township. Mr. Crissman noted that Ms. Murphy wanted to have war reenactors in the mix and Mr. Purdy would be perfect for that.

Mr. Seeds noted that Ms. Murphy provided the proposed budget and she will be coming to the workshop meeting next week. He stated that he strongly feels that we should do a book and she will need help with that. He noted that a book was not part of the budget and it will have to be added to the budget that she provided earlier in the day. He noted that we need to find other people who can form a subcommittee to work solely on the book. He suggested that Mr. Crissman would be good for this. He suggested using the current historical book that was made for the 200th celebration in 1967 and updating it for the last 50 years. He noted that Ms. Murphy suggested that Mr. Bill Minsker could help. He stated that he strongly feels that we should do a book.

Mr. Seeds suggested that we should do something commemorative, something other than a clock that was done in Linglestown. He suggested placing a monument at Heroes Grove for Lower Paxton Township and place a time capsule in it. He noted that another subcommittee could work on that.

Ms. Lindsey noted that at the Heroes Grove meeting held yesterday, they discussed planting trees with dedication plaques. She noted that they discussed having plaques or big rocks, trying to come up with something that no one could displace.

Mr. Seeds suggested that the book could be self-supporting because if you look at the 200th anniversary book, every page had a sponsor. He suggested that it would pay for itself. He suggested doing something at Heroes Grove since we have a Heroes Grove Committee that is working hard to develop it. He stated that it would be a great place to have a memorial.

Mr. Seeds noted that Ms. Murphy suggested that we have the event at George Park. He noted that Mr. Wolfe agrees that it is a good place to do it. He noted that they would have a parade through Paxtonia and it would end at George Park. He noted that they plan to rent a stage, just like they did at Koons Park and have the ceremony at George Park with fireworks.

Ms. Lindsey questioned why you picked George Park over Brightbill Park since they have Heroes Grove there. Mr. Seeds noted that it provides for more parking. Mr. Crissman noted that it is bigger and it makes more sense.

Mr. Wolfe noted that Ms. Murphy wants to do a parade and it could start at the Paxtonia Fire Department. Ms. Lindsey noted that the Dauphin County Firemen's Parade did that a couple of years ago. Mr. Seeds noted that we would not have to get permission from PennDOT as it is a Township Road. Mr. Wolfe noted if we had to shut down a small portion of Nyes Road PennDOT could detour traffic onto Lopax Road. Mr. Seeds noted that we may be able to access the park through the New Love in Church property. He noted that he and Mr. Hanks went out to look at the site and Mr. Hanks suggested trying to get permission from Tyco to use their property as he states that there is a road there. Mr. Wolfe noted that Tyco will not allow anyone on their property. Ms. Lindsey noted that we need to stay away from their property. Mr. Wolfe noted that Mr. Hanks is mistaken as there is no connection from that property into the park.

Mr. Seeds noted if we close Jonestown Road the Post Office may have an issue with that on a Saturday. Mr. Stine noted that they would not close their office for the parade. Ms. Lindsey questioned if the Firemen's parade started later in the day. Mr. Seeds questioned if they went by the Post Office. Ms. Lindsey noted that they had to do that. Mr. Crissman noted that you will not

shut the post office down. Ms. Lindsey questioned what time does it close. Mr. Wolfe noted that we don't have to solve that problem now.

Mr. Crissman noted that we need to hear Ms. Murphy's report and we should not be second guessing what she is planning to do until we hear from her.

Public Safety Director Dave Spotts dropped in to provide an update for the Awards Ceremony that will occur shortly during the business meeting. He explained that he will have the Chairman join him at the podium to hand out the awards. He explained that they will be presented as a series of awards as some have multiple recipients. He noted after the award is announced and he reads the citations, Office Palm will take pictures with the Board members. He suggested that it will take almost an hour to get through the awards. Mr. Hornung noted that he would prefer if all the Board members join him in the presentation.

Ms. Lindsey noted that she appreciates that PSD Spotts is doing this.

Ms. Lindsey noted that she and Mr. Hawk will be attending the Parks and Recreation Board meeting on Wednesday night to discuss the Hodges Heights Park. She explained that she drove around that area on Saturday, and today she went to Kings Crossing. She noted that there is no land around Hodges Heights as she thought the land at Lyters Lane and Conway Road would be good, but she found out that million dollar homes are being built at that location.

Ms. Lindsey noted that the Kings Crossing Park is absolutely gorgeous having play equipment, ball field, and a beautiful pavilion. She noted if we need to put in a basketball court it would be good and she suggested that we use that park. She noted that it is not that far away, less than two miles from the Hodges Heights development.

Mr. Wolfe stated that he thinks that it is a great idea, but one that will have to be sold. He noted that the Hodges Heights people are looking for a parking within walking distance. He noted that most people in Lower Paxton Township do not live within walking distance of a park, but they do live within a short drive to a park. He suggested that it is a reasonable idea.

Ms. Lindsey noted when she attends the meeting tomorrow night, she will ask the Parks and Recreation Board if they have looked at any land that she is not aware of. She noted if they can't come up with anything, she will bring up the Kings Crossing Park. Mr. Wolfe suggested that this is a facility that we have that is not completed and it could be added on to. He

questioned what the Parks Board is looking to do that we could add to it to make it attractive to the Hodges Heights residents.

Mr. Hawk noted that there are parts of Hodges Heights that the closed park was a long distance to walk to. Mr. Wolfe noted that is why there is a parking lot as people drove to the park.

Ms. Lindsey noted that there is a huge parking lot at Kings Crossing. She explained that she had to drive to get to Lingle or Kohl's Park. She noted that all of us except for Mr. Seeds would have to drive to a local park.

Mr. Hornung suggested if you offer adaptations to the park it would be good.

Ms. Lindsey noted that there is plenty of land to add a basketball court. She noted that they have many amenities and grills as well.

Mr. Wolfe noted that the location of that park is at the very end of development and it was built with the thought that if and when the next parcel adjacent to it is developed, they would provide recreational land abutting to it to expand the park to make it bigger. He noted that was the concept when it was planned over 20 years ago.

Ms. Lindsey questioned if there would be opposition from the residents in Kings Crossing if they found out that other people in the Township could use their park. Mr. Wolfe answered that it is a public park. Mr. Crissman noted that it is not their park; it is a Township park.

Ms. Lindsey noted when she drove by at 5:45 this evening there was a mother with two little kids at the park.

Mr. Hawk noted that it doesn't make sense to try to refurbish Hodges Heights Park. Ms. Lindsey noted that everything is sinking.

Mr. Hornung questioned if that land will ever come to a slowdown where the land won't be sinking. Mr. Wolfe noted that we are on the downside of the bell curve for that but it will probably be at least another 40 years.

Ms. Karen Hare noted that she looked up the hours for the Post Office and it is open on Saturday's from 8 a.m. to 4 p.m.

Mr. Wolfe noted if the route has to be on that road we can work around it as you have Crums Lane across from the entrance and we could provide traffic control to stop the parade and have people cross over.

Ms. Karen Hare wanted to personally thank all the Board members for putting the Pine Hollow group on the road tour to come out to look at the property. Ms. Lindsey noted that all the Board members have been there at separate times.

Adjournment

With there being no other business, Mr. Crissman made a motion to adjourn the meeting, and the meeting adjourned at 7:28 p.m.

Respectfully submitted,

Maureen Heberle
Recording Secretary

Approved by,

William B. Hawk
Township Secretary