

LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS

Minutes of Workshop Meeting held March 9, 2010

An administrative workshop meeting of the Board of Supervisors of Lower Paxton Township was called to order at 6:21 p.m. by Chairman William B. Hawk on the above date in the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

Supervisors present in addition to Mr. Hawk were: William C. Seeds, Sr., William L. Hornung, and David B. Blain.

Also in attendance were George Wolfe, Township Manager; Steve Stine, Township Solicitor; Sherry Minium, Tim Archibald, Larry and Tina Robenolt, Geof Smith, Dan Snow, Forest Troutman, Brian Minito, Terry McBeth, and Watson Fisher and Ted Robertson, SWAN.

Pledge of Allegiance

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

Public Comment

No public comment was presented.

Continued discussion on what has been learned from the snow emergencies that occurred between 2/6 and 2/15

Mr. Wolfe noted that during the February 9, 2010 Board of Supervisors workshop meeting, Mr. Robbins spoke to the snow emergencies that occurred between February 6th and February 15th. He noted on March 4, 2010, staff conducted a meeting to identify issues, items learned, and items that needed to be improved. He noted that action items were developed from that meeting for individual staff to complete. He noted that the next meeting will be held on May 27th, with a final meeting to be held in the beginning of fall.

Mr. Wolfe noted that one of the issues discussed was, "How to declare a snow emergency or any emergency?" He noted that the question was raised as to what constitutes emergency conditions for the Township. He explained that emergency declarations were issued on both February 6th and again on February 9th. He noted that many other municipalities also declared snow emergencies.

Mr. Wolfe noted that during the meeting, staff developed criterion for an emergency situation in the Township. He noted that the first benchmark would be the inability to navigate the Township in conditions caused by snow, high winds, down power lines that would render traffic signals unusable, or anything other weather related event that would be similar. He noted that other criterion would be the lack of power, noting that the loss of electricity in cold conditions could result in unheated homes. He explained, when the Governor declares an emergency in Central Pennsylvania, it would be incumbent for the Township to follow suit. He noted that staff is working to create benchmarks for occurrences that would constitute a state of emergency for the Emergency Operations Plan (EOP).

Mr. Wolfe noted that staff needs to determine what effect an emergency would have on the municipal operations and its facilities. He noted that the Friendship Center may close, and he questioned if the Municipal Center would also close. He noted that these issues have never been raised during an emergency before. He explained that the Friendship Center follows the procedures for the Central Dauphin School District for its programs. He noted that the Friendship Center has never had to close due to weather conditions, and the Municipal Center has never been closed due to weather conditions. He noted on February 9th, the Municipal Center was open although the parking lot and sidewalks were never plowed and only four administrative employees were able to make it to work, outside of the Police Department employees. He noted that a determination needs to be made as to when the Municipal Building and the Friendship Center should be closed, and what effect a Declaration of Emergency has for municipal employees. He noted that employees will have to be designated as essential and non-essential employees, noting that non-essential employees need to stay home but essential employees must report to work.

Mr. Wolfe noted that an emergency declaration would have an impact on the motoring public. He noted that it must be determined if mandatory directives could be issued, and how would they be enforced. He noted, past declarations only advised the public to stay off Township roads; however, the Township could be more restrictive if it chose to be. He noted that criteria should be developed for each type of emergency situation and contingency plans should be developed for the transportation of doctors and nurses who work at the Community General Osteopathic Hospital and other such institutions. He noted that other situations would include in-

home emergencies, such as, empty oil tanks, daily nursing care, prescriptions, etc. He noted that these items that are contained in the EOP need to be reviewed.

Mr. Wolfe noted that it must be determined how information would be relayed to the general public. He noted that staff used the Township's website to relay static information for the snow emergency information, but more dynamic information should be made available to the general public to prevent all the phone calls that were made to the Municipal Center. He noted that some of the incoming lines to the Township buildings have an automatic telephone attendant setting, and providing a dynamic message for residents when they call municipal offices would be a good source of information. He noted that this may reduce the actual number of callers who wait on the line to speak to an attendant. He noted on February 11th, four staff members at three locations were answering the phones, but it was determined that there is a need to further centralize the process. He suggested that the Public Works telephone should ring at a centralized center and they could coordinate their efforts with the Emergency Operations Center (EOC). He noted that the EOC could serve as a secondary role to provide information to callers. He noted in most instances, the first line attendant is able to answer most questions; however, there is a need to have someone who could answer questions that they may not have the answers for.

Mr. Wolfe noted that staff will provide training for the attendants in the area of snow operations procedures in order for them to have a better idea of how to explain the situation to the general public.

Mr. Wolfe noted that the Township could use the Nixle System to inform the general public for public safety concerns. He explained that the Township would be moving to a Township public access channel, and Verizon has assigned Channel 22 for the Township to use as its own channel. He noted that this would provide to be a very useful source of dynamic information during any type of emergency event. He noted that staff expects to improve its access to the general public and ability to provide more dynamic information without increasing costs.

Mr. Wolfe explained that the Township's street list needs to be updated. He noted that a complete listing of all public and private streets will have to be completed, and the list should be revised each fall prior to the start of winter. He noted that the Township needs to identify all fire hydrants for storm cleanups and accessibility for use. He noted that the fire hydrant map on the

GIS systems needs to be updated and made available to the Public Works Department as well as the emergency responders.

Mr. Wolfe noted that the upgrade to the Public Works two-way radio system will have an impact on their department budget. He noted that the radio system is very old, and experiences many dead spots in the Township which calls for one operator to relay information to another operator.

Mr. Wolfe noted that Mr. Robbins will be adding the snow plow routes as an overlay to the current GIS mapping system.

Mr. Wolfe noted that the codified ordinances need to be updated. He noted that the snow emergency ordinance states that snow must be removed from a sidewalk with 24 hours of a storm, and he suggested that this requirement be suspended during a snow emergency until 24 hours after the emergency declaration has been lifted. He noted that other minor changes should be made to improve the overall ordinance in order to respond to an emergency condition.

Mr. Wolfe noted that a detailed written policy must be created to cover the hours of work for Public Works and Sewer employees during an emergency event. He noted that staff is researching what area municipalities are doing, and it was found that most do not have a detailed written policy except for PENNDOT. He noted that a procedure for supplying employees a meal must also be created. He noted during the previous event, Mr. Robbins took charge of this, and it should be delegated to someone else to do. He suggested that this function could be completed by someone from the Administrative offices or EOC.

Mr. Wolfe noted that the EOC needs to update its list of resources. He noted that the plan does contain a list of resources within the community, such as medical resources, utility and public infrastructure, and it was lacking an accurate and up-to-date listing of available rental equipment for snow removal. He noted that this should be in-place prior to the winter season. He noted that the Township needs to develop a policy for transporting residents who need to get to work at the hospital or other nursing institutions. With this in mind, there needs to be a better means of coordination and communication between the police, fire, EMS, Public Works and EOC. He noted that all of these groups work with radios but they are not all able to communicate with each other.

Mr. Wolfe noted that the EOC needs to ensure that it follows the National Incident Management System (NIMS) protocol for responding to an emergency condition during a

declaration. He noted that the Board members, as well as many staff personnel, are NIMS certified, and the process has certain protocols to follow. He noted that the Township is liable if it fails to follow the NIMS protocols. He noted that the Township will debrief quarterly according to the NIMS protocol.

Mr. Wolfe noted that many mailboxes in the Amber Fields Development have been installed improperly, and staff will inform the developer and residents of this. He noted that the Township experienced issues with private contractors who removed snow from driveways and sidewalks for homeowners associations. He noted that the private contractors typically get into the residential areas prior to the Township equipment and plow snow from driveways and sidewalks onto the road cartway, making the Public Work's Department plowing much more difficult. He noted that snow should not be removed from sidewalks and driveways until after the Township has plowed the roads.

Mr. Wolfe noted that further discussion needs to occur regarding the amount of time a resident would have to remove snow from sidewalks during a state of emergency. He noted that he would not encourage citizens to clean their sidewalks during a snow emergency, and changes would necessitate an update to the codified ordinances.

Mr. Wolfe explained that it is imperative that staff document all costs incurred for emergency events in order to submit this information to Federal Emergency Management Agency (FEMA.) He noted that this is necessary if FEMA makes reimbursements for the costs incurred during a snow or any other type of emergency event. He explained that the Dauphin County Emergency Management Agency (DCEMA) has requested the total costs incurred by the Township over any 48-hour period during the recent snow events. He noted that these documents have been provided to DCEMA. He noted that winter maintenance information is included in the Township's website. He noted that more discussion needs to be held in regards to winter maintenance to private alleys. He noted that the Township Ordinance states that the Township may provide snow removal for private alleys after winter maintenance has been completed for public streets if there is more than six inches of snow. He noted that staff has determined that there are more private alleys than what was thought and these alleys provide access for some homes, service for trash collection and many residents receive heating oil by way of alleys. He noted that the policy of providing snow removal after the six-inch threshold is somewhat problematic. He noted that many alleys are not paved, and it creates another issue.

Mr. Wolfe noted that the EOC and Police Department should have unrestricted access to the second floor of the Municipal Center. He noted that the building provides access based upon a person's level of clearance and need for access to certain areas. He noted, during emergency conditions, police officers may need to access the second floor, and at this time, only certain officers have that ability and they may not be present when the access is needed.

Mr. Seeds questioned if Mr. Wolfe was working on these issues with staff. Mr. Wolfe answered yes. Mr. Seeds questioned if the Board members are to discuss this issue at this time. Mr. Wolfe explained that it was his intent to provide updates to what staff is doing to rectify the problems. He noted that staff intends to provide solutions to the above mentioned identified areas, and after this is done, he would report back to the Board members with the changes.

Mr. Seeds noted that when he worked for Harrisburg International Airport and PENNDOT, their policy was to allow employees to work 12 hours, but after that time, it was up to the supervisor to determine if the employee was able to continue to work, from the 12th to the 16th hour. He noted after 16 hours of continuous work, the employees were required to take a break. Mr. Wolfe noted under normal winter conditions, the employees will work from 12 to 18 hours plowing snow, taking a four hour break. He noted under normal conditions, staff can open up all the roads within that time period, however, for the past two events, they were not able to keep the roads open due to the high wind conditions, and the fact that two large snow events occurred back-to-back. He noted, at one point, Mr. Robbins had to shut down operations for nine hours to provide a break to the employees, and during that time period, many of the road were blown shut. He noted that staff is attempting to find out how other Township's dealt with these issues.

Mr. Seeds questioned if a skeleton crew remained on duty. Mr. Wolfe answered that most of the employees stayed at the Public Works facility and did not go home.

Mr. Seeds noted, in many instances, all the restaurants are closed, and there is no place open to purchase food from. He explained that he would call in supply personnel and they would go and get the food, and cook at the firehouse. He noted it would be good if someone could cook food for the employees. Mr. Wolfe noted that one municipality has a hotel across the street from it and it books a block of rooms for its employees to use. He noted that municipalities address these issues as to what works best for them.

Mr. Wolfe noted that in the past this has not been an issue, but when you have four days in a row when employees have to plow roads, it is an unusual event. Mr. Seeds suggested that some arrangements could be made with the local fire houses to provide housing or the employees could sleep in their cars. Mr. Wolfe noted that some employees did pull their vehicle into the garage to sleep. He noted that all four municipal buildings have shower facilities for its employees to use.

Mr. Hawk noted that this area has not seen a storm like this in years, but he noted with everything that was thrown at the Township, the wind, volume of snow from the two events, one on top of the other, he felt the Township did not drop the ball much. Mr. Wolfe noted that he did not think the Township dropped the ball, and that the employees did an outstanding job, and that they addressed the winter storm very well.

Mr. Steve Hummelbaugh stated that the Township has a lot to improve on. He questioned Mr. Hawk if he had been in any of the neighboring townships. He noted that this was the worst looking Township for snow removal. Mr. Hawk stated that it was not true, as he had the opportunity to be in Susquehanna and Derry Townships. Mr. Hummelbaugh stated for the amount of equipment the Township has, it is piss-poor managed, and there is a lot of improvement that needs to be done. Mr. Ted Robertson stated that he would have to disagree with Mr. Hummelbaugh's comments. Mr. Hummelbaugh stated that he worked for the Township years ago and it was a lot better. Mr. Robertson stated that he would disagree with that comment too. He noted that he lives in the Colonial Crest area, and the area he had to get out from afterwards was much better for the most part than his own home which he couldn't get out from as it was snow covered. He noted that the roads were clear the next morning. He noted that he had to get to Derry Street a few days later and he almost didn't get there because once he drove out of the Township, many of the roads were drifted shut. He noted that he thought Township staff did a heck of a job for what they faced.

Mr. Hawk noted that staff has identified key areas and he would rely on staff to work on the overall plan. Mr. Wolfe noted that the preliminary figure submitted to FEMA for reimbursement for the highest 48-period for the snow events was in the area of \$83,000.00. He noted that the figure was revised to \$104,597.12. He did not know what type of reimbursement the Township could expect from this request.

Mr. Seeds questioned if Mr. Wolfe would have a follow up report before the fall. He questioned what NIMS stands for. Mr. Wolfe explained that it stands for National Incident Management System and staff would meet twice before the fall season.

“Otta Know” Presentation: Removing Barriers to Housing, as presented to the Harrisburg Home Builders Association

Mr. Wolfe explained that the Board members were invited to a presentation by the Harrisburg Home Builders Association (HHBA) at the Colonial Country Club. He noted that Dr. Elliot Eisenberg, a senior economist with the National Home Builders Association, prepared a report commissioned by the local HBA that was based upon Lower Paxton Township. He noted that he had a video to present to the Board members of that presentation and would show it to them after the discussion on Raspberry Alley is held.

Mr. Wolfe noted that the report states that the revenue generated for area communities for home building outweighs costs by more than two to one. He noted that Dr. Eisenberg prepared an economic impact study using a representative study of new housing in the Harrisburg Metropolitan Area that shows that home building pays for itself more than twice over with local taxes, revenues and jobs. He noted that the study concludes that a representative group of 100 single-family homes and 67 multi-family homes built in the Harrisburg metropolitan Area in 2008 would generate a cumulative \$29 million in revenues over a 15-year period, more than offsetting its \$13.8 million in costs. He noted that the study uses a national HBA model that has been applied to more than 600 economic analysis all over the country. He noted that his results show that home building is more than paying its own way, and should put to rest any notion that existing home owners are subsidizing new home construction in this area. He noted that this study portrays to local residents that they should be thanking the building industry for footing the bill for a lot of municipal services.

Mr. Wolfe noted that the study also shows that the home builders industry was the 8th largest employer in the Harrisburg Area in 2008. He noted that according to David Thompson, President of the HHBA, they had been saying for a long time that local builders have been doing their part to build communities and these numbers show that they are a very important player in the overall economic health of the Harrisburg Area and its economy.

Mr. Wolfe noted when Dr. Eisenberg presented his studies on February 17th to a meeting of officials, he used Lower Paxton Township and the construction of 100 single-family homes with an average value of \$406,000, and 67 multi-family homes with an average value of \$255,000, as the base for the study. He noted that this study has generated some interest in the Harrisburg area, and as a result, he was interviewed by the media in regards to the study. He noted that he would play the entire presentation for the Board members later in the meeting if it is their desire to view it. He noted that he personally does not agree with all the assumptions made by Dr. Eisenberg, and he wanted the Board members to be aware that the Township was selected to be the study location and it could generate local and national media attention as well. He noted that the study's conclusion is that the home building industry is good for the economy and not a drain on municipal assets and operations.

Continued discussion regarding a petition from Linglestown
residents to open Raspberry Alley as a public street

Mr. Wolfe explained that the Township sent correspondence to property owners and business operators, per the Township's data base, in regards to tonight's meeting. He noted that he prepared a presentation as to the purpose of this meeting.

Mr. Wolfe noted that the Township applied for and received a Dauphin County Local Share Municipal Grant that provides for infrastructure improvements for Blackberry and Raspberry Alleys in the Village of Linglestown. He noted that the scope of work for Blackberry Alley is between Mountain Road and Blue Mountain Parkway and for Raspberry Alley from Mountain Road, east to Balthaser Street, and west to a point to be determined by future discussions. He noted that the estimated project costs for materials were \$250,000 which was the grant award received by the Township. He noted that he expects the Township labor and equipment costs to be less that \$120,000 for a total project cost of \$400,000.

Mr. Wolfe noted that the Township is thankful to Middle Paxton Township who joined in the application process as a co-sponsor. He explained, for the Township to receive funding for the project, a municipality that is adjacent to Penn National must be a party to the application.

Mr. Wolfe noted that alley improvements for the Village of Linglestown are proposed to coordinate with the improvements that will take place on Linglestown and Mountain Roads as part of a \$4 million construction project which will be on going over two years. He noted that the

project began last fall, and currently there are work zones in three locations. He noted that the contractor is taking down the trees, United Water PA is installing a water main, and UGI is installing a new gas main. He noted that the Linglestown Road project is the complete reconstruction of the roadway in the Village as well a portion of North Mountain Road. He noted that the \$4 million in Federal, State and County funds can only be used for improvements to the State routes.

Mr. Wolfe noted that the improvements to the two alleys will complement the improvements to Linglestown Road. He noted as part of the Linglestown Action Plan, the alleys were identified to be an important component part of the overall transportation network within the Village, and have been identified as such because they are service roads and provide off-street parking for properties that abut Linglestown Road. He noted that they also provide pedestrian and bicycle routes as well. He noted, during the two-year construction period, the alleys can provide alternate routing of transportation while there are delays and detours for construction on Linglestown and Mountain Roads. He noted that it would encourage a mixed use development in the Village which is what the zoning promotes for a Village District. He noted that it would provide for a complimentary project for improvements to Linglestown and Mountain Roads.

Mr. Wolfe displayed pictures of Raspberry Alley, westbound from Mountain Road. He noted that the Township took over Blackberry Alley in 2009, and the Township owns a significant amount of frontage on Raspberry Alley, east of Mountain Road, however, access to that part of the alley is not an issue. He noted that the pictures show a narrow cartway as a result of the utility poles located in the alley, with only a width of 15 feet to 20 feet. He noted that further west, a private property owner has closed the alley. He noted that the cart path continues through that area and turns north and exits to Linglestown Road in the area of Blue Mountain Parkway. He noted from that point where the alleys turns north, there is no further access to the east to Pennsylvania Avenue even though it was platted on the original plan to run to Pennsylvania Avenue. He noted that Raspberry Alley is a private right-of-way and for the Township to expend funds to improve the alley, it would have to become a public right-of-way. He proceeded to display pictures of businesses that are accessed by Linglestown Road. He noted on the north side of Blackberry Alley, the Township constructed a satellite parking lot south of the church, and on Raspberry Alley, east of Mountain Road, another satellite parking lot has

been built adjacent to Koons Park. He noted that satellite parking is proposed for the east side of Raspberry Alley as well. He noted that improvements for the right-of-way, west of the farmer's land, would involve wetlands.

Mr. Hawk questioned if the Board members had any comments. He thanked those who were in attendance at the meeting and requested the audience to refrain from making duplicate comments.

Mr. Tony McBeth explained that he is an attorney who does not live in Linglestown, but is representing Brian Minito. He noted that Mr. Minito's largest concern is safety. He noted that Mr. Minito is a residential landlord and is prohibited from having his tenants park in front of his buildings on Linglestown Road; therefore, his tenants must park to the rear of the buildings. Mr. Hawk noted that some people do park their vehicles in front of their homes. Mr. Wolfe noted that the only location that signs have been posted for no parking are at locations where the alleys intersect with Linglestown Road and parking would impact sight distance issue. Mr. Minito stated that his tenants would not be permitted to park in front of his building during the project, and the new parking spaces will be for anyone to use. He noted that the new parking spaces would not be reserved for his tenants, therefore he must supply parking to the rear of his building for his tenants. Mr. Seeds noted that the plan provides for the same number of parking spaces there were there prior to the start of the project. He noted that some landowners requested to keep their driveways open; however, they lost the parking space in front of their building. He noted that Mr. Case spoke to the property owners to determine if they needed to keep their driveways open. He noted that there should be no loss of parking spaces for the overall project; however, those parking spaces may not be in the same location. Mr. Minito noted that the parking would not be the same, and he would lose parking in front of his buildings.

Mr. McBeth noted that the overall issue is safety as the sight lines in Raspberry Alley are not very good. He displayed several pictures that he took from his cell phone. He noted if the Township wants to widen and pave the alley, it would only serve to escalate the safety issue.

Mr. Seeds suggested that the people who submitted the petition to the Township requesting the Township to accept Raspberry Alley should provide additional information as to what part of Raspberry Alley they want to be made public.

Mr. McBeth questioned if a copy of the petition is available for inspection. Mr. Blain provided Mr. McBeth the original copy for his inspection. Mr. Minito noted that the area up to

the flower shop on Raspberry Alley is pretty much open and not as much a safety issue. He noted past that area, there are several barns and their doors open onto the alley, and the sight distance is non-existent. He noted that since his tenants must park to the rear of his buildings, the parking is almost in the right-of-way, and there is no safe means to pull a car into the alley.

Mr. Dan Snow suggested that an engineer would review a plan for paving the road prior to it occurring. Mr. Wolfe noted if the Township is going to improve the alley, survey and right-of-way work must be completed. He noted that engineering work would be done to determine drainage issues and the location of the utilities. Mr. Snow questioned if this would also entail safety issues as well. Mr. Wolfe answered that he would typically install traffic calming as a normal part of construction using speed tables and signage. Mr. Snow noted that it would be good for the experts to make the decisions for speed limits and those issues.

Mr. Minito noted that when traffic is directed into the alleys, the vehicles travel at a high rate of speed. He noted that no one will do anything about the way vehicles travel in the alleys. He noted that residents' vehicles are damaged from the stones that are thrown from the speeding cars, and there has been property damage from vehicles driving on lawns. He noted that the farmer very often has to block the alley in order to feed his animals as the barn doors open out directly onto the alley. He noted that drivers do not sit and wait patiently for him to do his work as sometimes it takes him up to 15 minutes to feed the animals. He noted that the drivers are very impatient and will drive over people's bushes and lawns to back out of the alley. Mr. Hawk noted that he was not sure how that issue would be solved. He noted that the Township experiences speeding issues throughout the entire Township. Mr. Minito suggested that the majority of people who use the alley are not serving the businesses; they are only using the alley as a shortcut to get home. He noted that this is occurring more so, since the utility and tree removal work has started in anticipation of the road construction.

Ms. Sherry Minimum, 5961 Linglestown Road, stated that she moved to Linglestown a couple of years ago. She noted that she grew up in the city and she moved to Linglestown because it is quiet, and she wanted to raise her kids away from all the crime and violence. She noted that she has a two-car garage to the rear of her property and her kids play in the backyard everyday. She noted that they work on vehicles, they ride their bikes and play ball in the alleys. She explained that her kids do not go to Koons Park as there is too much drugs and alcohol there. She noted that it is her job to keep her kids safe.

Ms. Minimum noted that the vehicles do speed in the alley. She questioned the purpose for opening the alley to the public. She stated that she did not get a letter, and only found out about the meeting from someone else. She noted that she took off work to attend the meeting and if she has to, she will go door-to-door to stop the alley from becoming public. She noted that kids will get hit by cars, noting that little kids play in the alleys every day, and four of them are her kids. She noted if something happens to any of her three kids, there is going to be a problem. She noted that her kids are her first priority and she has to keep her kids safe. She noted that she can deal with traffic delays due to the construction, but she could not deal with something happening to one of her kids. She noted the only way to slow traffic is to pick up a brick and throw it through the windshield. She noted that she would not want to do that as she would get into trouble.

Mr. Hawk noted that the Board is having this meeting as a result of a petition signed by the merchants of Linglestown. He noted that the Board needs to determine what the most equitable way is to approach the issue. He noted that some people want the alley opened, and others do not. Ms. Minimum noted if the Township would widen the alley, it would have to demolish her two-car garage as it sits right on the alley. She noted that she already lost some of her property when she signed for the road construction easement. She noted that she has two children that drive, and along with her and her husband's vehicles there are four cars they need to park to the rear of their property. She noted that parking is horrendous, and she understands the new plan will provide parking, but the parking is not restrictive to one person. She noted that she pays taxes in the Township and should be allowed to park in her own front yard. She noted that she should not have to walk to find a place to park her vehicle. She explained that she moved out of the city for that reason, and that it is not fair.

Tina Robenolt, owner of First Impressions, a business located on Linglestown Road, noted that she is the representative of the Linglestown Merchant's Association. She noted that other merchants are also in attendance as well. She noted that everyone shares the same concern for safety. She explained when an improvement project occurs, there are two dynamics. She noted that there are impacts on the people who are property owners and residents and those who maintain businesses. She noted that there is a need to find a way to balance the needs of both parties. She noted in a downtown setting there are residential and business parking needs. She noted that the merchants are concerned about the access to their businesses and one solution was

to use the alleys in the Village for access during the road construction project. She noted that the merchants are very concerned that their patrons will be able to access their businesses as it is their livelihood.

Mr. Hawk noted that Ms. Robenolt questioned how to balance between the two different groups, and the need to provide access to the businesses during construction. Mr. Hawk questioned what would happen after the construction is completed. Ms Robenolt noted that there are various places that the patrons can park, noting that her landlord has provided parking to the rear of her business that is sufficient at this time. She noted that different locations will lose parking and others will have to access the satellite parking areas. She noted that the merchants are concerned about the safety of their patrons getting to the businesses. She noted that people drive too fast in all alleys, and it will need to be addressed during the construction time period. She suggested that there are ways to work around these issues. She noted that the merchants would like to see the alleys improved as they will be used by patrons, they have been for years, and it will continue to be used after the road construction is completed. She noted that her business abuts Raspberry Alley and she is present to represent the merchants who would like to see improvements made to Raspberry Alley for their patrons and the residents in the community. She noted that the merchants would like to find a solution that would work for everyone.

Mr. McBeth explained that Mr. Minito has two businesses that he operates in the Village of Linglestown and the majority of his activity occurs in and around Raspberry Alley. He noted that the merchants, who signed the petition, are asking the Board to favor their businesses over someone else. He questioned where it was written that the merchants who have a facility along Linglestown Road have to have the Township maximize their profit. Mr. Hawk responded that the Board is not attempting to favor one side or the other, rather to find the balance for both.

Mr. McBeth noted that Mr. Minito has a serious water run-off issue and if Raspberry Alley is paved, it would get worse. He noted that the merchants along Linglestown Road may flourish, but Mr. Minito could be in a lot of trouble. Mr. Hawk noted that the Board does not have a pre-conceived notion of what should happen. Mr. McBeth stated that he did not mean to suggest that. Mr. Hawk noted that he wanted to determine what the end result should be. Mr. McBeth questioned how many of the merchants are residents of the Village.

Ms. Rebenolt requested to look at the petition.

Mr. Geoff Smith noted that people access the alley all the time, and if this is not possible, then his business, the St. Thomas Roasters would go out of business. He noted that the main reason for the petition was to provide access for patrons during the two-year construction period. Mr. Hawk questioned Mr. Smith if the patrons currently use the alley to access his business. Mr. Smith answered yes. He noted that he has the same safety concerns that Ms. Minimum has. Mr. Smith noted that he does not like the vehicles racing up and down the alley, and if he could control that he would. He noted that his customers have to back out onto Linglestown Road, and that is not safe. He noted that many people cut through the alleys to get home from work. He noted that he is very much for safety, but he is trying to survive the two-year construction project and still provide for a vibrant Village after the work is completed.

Mr. Seeds questioned Mr. Smith what he would like to see done. Mr. Smith noted that he signed the petition to pave Raspberry Alley, noting that you cannot access the alley to Pennsylvania Avenue. He noted that he would at least like to see the alley paved up to the point where it has been blocked to allow access to the businesses. Mr. Seeds questioned Mr. Smith if he would like to see the alley opened the entire length up to Linglestown Road. Mr. Smith suggested that it would be the ideal scope of the project; however, he has not talked to Mr. Minito prior to this meeting. Mr. Seeds questioned what was the intent of the petition for the scope of work. Ms. Robenolt answered that the intent was for improvements for the alley, but in terms of the scope of work it was up for discussion, based upon funding. She noted that the Township only recently received information that it was the recipient of a grant for funding to pave both alleys. She suggested that the audience is present to discuss whatever options are available. Mr. Seeds noted that HRG, Inc. did not provide a price for costs. Mr. Wolfe noted that he was provided with rough estimates of what it would cost to pave both alleys, and feels that the funding would be sufficient. Mr. Wolfe noted that it was based upon paving both alleys. Mr. Seeds noted that it would provide for a single lane for one-way traffic.

Mr. Minito explained that Raspberry Alley ends at the corner where it turns north. The northern leg of the roadway that is shown on the map is actually Mountain Avenue. He noted that Raspberry Alley never provided access to Linglestown Road. He noted that Raspberry Alley dead-ends at Mountain Avenue. Mr. Minito noted that many drivers turn onto Mountain Avenue and then have to turn around in a neighbor's yard. He explained that these drivers damage the

neighbors yard as they try to turn their vehicles around to drive back up Mountain Avenue to get access to Linglestown Road.

Mr. Minito noted that he has never had any conversations with the merchants association. He noted that he was the only one that received a letter on that end of town.

Mr. Larry Robenolt noted that it would be ideal to have the alley open the entire length, however, if that is out of the question, he would like to have the alley open to the parking lot of the Linglestown Flower Shop and First Impressions Boutique. Mr. Hawk noted that it would drive a lot of traffic through Mr. Robenolt's parking lot. Ms. Robenolt noted that it is an option. Mr. Snow suggested that some type of traffic calming device should be installed in the alleys. He noted that Mr. Minito is not open to opening the area near his home, therefore, if the paved area stops short of his property, then Mr. Minito should not argue the case. He questioned if the alley could be opened to one-way traffic, what the direction of travel should be, and could speed tables be installed. He noted that the Village is not the only place in the Township that has vehicles driving faster than they should. He noted that there has to be a solution to making improvement over what is in the alley now.

Mr. Minito noted in the area where the farmer has his barns, there is a hump in the road, and many cars have hit that hump and their vehicles have gone airborne and it has destroyed the undercarriage of their vehicles. He stated that a speed bump would not solve the problem. Mr. Seeds noted that speed bumps are illegal. Mr. Wolfe noted that the Township would have to construct speed tables.

Mr. Hawk requested Mr. Minito to point to his two businesses on the map. He noted that Mr. Wolfe stated that the current barrier is west of the paved parking lot for the First Impressions Boutique.

Mr. Minito noted that the farmer has a barn that is located up against the alley and the barn doors open into the alleyway. He noted that the farmer has to get a loader to take the hay out of the barn that is accessed by opening doors into the alley cartway. He explained that the farmer could block the alley for 20 to 30 minutes while he is feeding his animals. He noted that the farmer has a hard time crossing the alley to get from one barn to the other since both barns border the alley right-of-way. Mr. Seeds stated that he tried to drive into that area from Linglestown Road and he had a hard time trying to get back out. He noted that the farmer tends to feed his animals at the busy time for traffic.

Mr. Seeds questioned who owned the Flower Shop. Mr. Snow answered that Mr. Vespignani owns the other building. Mr. Seeds noted that Mr. Snow and Mr. Vespignani would end up with a lot of traffic driving through their parking lot. Mr. Snow noted that most of the merchants who are requesting the upgrade would be located east of his parking lot. He noted that he had a concern that a traffic calming device be installed in the alley to keep the traffic from speeding through the alley and his parking lot.

Mr. Hawk questioned if there was a way that the group could get together to come up with a consensus of what should be done.

Mr. Hornung noted that the general consensus is that Mr. Snow would permit the traffic to use the parking lot for First Impressions to access what would be a paved Raspberry Alley. He noted that traffic would also access the alley by St. Thomas Roasters. He noted if the Township paved the alley and installed two or three speed tables to calm traffic that this may be an acceptable solution.

Ms. Minimum noted in order for the Township to do that, it would have to demolish her garage. Ms. Minimum's son explained that he would have no way to load his equipment out of his garage onto his trailer if the alley was paved for traffic. Mr. Smith acknowledged that the alley is being used now. Mr. Hornung noted that the Township is not going to widen the alley. Ms. Minimum noted if the Township opens the road to the public and everyone knows it, then her son will not be able to load and unload items from the garage. She noted that the garage doors open out onto the alley cartway. Mr. Smith noted that it is no different from what is occurring now. Ms. Minimum noted that it is not as bad now as it would be if the alleys were paved. She noted that the merchants have businesses, and if a business has to relocate, it can relocate, but she could not do anything to change an issue if one of her kids was hit by a car. A comment was made that Ms Minimum could also move. Mr. Hornung called for order in the meeting. Ms. Minimum noted that she moved to the area since she felt it was a safe area to raise her kids, and the merchants are free to move their businesses too. Mr. Hawk noted that the discussion has been reasonable to this point, so he asked those present to calm down.

Mr. Smith noted that most of the through traffic that currently uses the road will be detoured by way of Progress Avenue, to Interstate 81 to the Route 39 exit. He noted that much of the heavy traffic would not use the area since they would be diverted by way of a detour, but the patrons for the businesses will still need to access the area when the roads are closed. He noted

that most of the traffic that uses the alleys is from local people who patronize the businesses and they would be respectful of the situation.

Mr. Robenolt noted that Raspberry Alley would be used for access to the five to six businesses. He explained that he had a list of signs to be used for construction access, and one for the entrance to Raspberry Alley stating that it would be the access for certain businesses, and not an access road to go somewhere else.

Mr. Seeds noted that most of the traffic uses Larue Street to Pennsylvania Avenue, or Larue Street to access Koons Park instead of Raspberry Alley. He noted that paving Raspberry Alley would help the businesses since it would be a better paved road. He suggested that there would be slightly more additional traffic in the alleys. Mr. Smith noted if someone is going home to Forest Hills from I-81 they will not drive through Linglestown once construction starts. He noted that they would not use a paved alley, since they won't be able to access areas west of the Flower Shop during construction.

Ms. Minimum noted that she hoped the Township was willing to make a nice offer for her garage or house because that would be the only way it could accomplish the paving. She noted that the Township would have to demolish her garage, as it sticks out into the alley and if the Board thinks that she is tearing down her garage to relocate it further into her yard that will not happen as she has little less than an acre of ground. She noted that the businesses should chip in to pay her to move her garage since they are businesses owners and she is only a homeowner. She explained that she does not want to relocate as she likes it where she is and does not want the merchants to make it impossible for her to continue living in the Village.

Mr. Hawk noted that he has listened to Ms. Minimum's comments; therefore, she should provide him the same courtesy. Mr. Hawk noted that HRG, Inc. would have to conduct a survey as a starting point. He explained that the Board is trying to satisfy two different groups and the Board cannot satisfy both groups 100%. He noted that the Board will start the survey process. to He suggested that the merchants and residents should meet to determine what would work best for all concerned. He noted that the alley cannot be used for the exclusive use of one person over another. He noted that some give and take is going to have to occur.

Mr. Seeds requested Mr. Snow to talk to Mr. Vespignani regarding the traffic flowing through his parking lot.

Mr. Forest Troutman noted that his client did not receive a letter either, and he questioned what the petition requested. He questioned what the Township's position is on the alley issue. He noted that it has been open and used for a long time, it was platted on the old maps. He noted in 2003, part of Raspberry Alley was suddenly closed off. He explained that Mr. Yingst's property is located at the intersection of Mountain Avenue and Raspberry Alley, and at that time, he tried to communicate with Mr. Minito, and he also tried to get the Township's opinion on the road closure but he did not receive a good answer to the question. He suggested that the first place to start would be to determine who has the legal rights to the alley. Mr. Wolfe noted that the Township has no legal rights unless it is opened as a public right-of-way. Mr. Troutman questioned if the alley was part of a plat. Mr. Stine answered that Raspberry Alley is part of the original plan for Linglestown. He noted that all the alleys are listed as rights-of-ways that can be used, and technically an alley cannot be lawfully closed to the use of anyone else who lives in the town since all the property owners have the right to use all the alleys as they were designed on the plat. He noted for the Township to make any improvements to the alley, it would have to have an ownership interest in it which it could acquire by virtue of the people filing a petition to open it as a public road. He noted that the Board would have to create an ordinance, have a public hearing, and approve the ordinance. He noted once the alley becomes a public road, then public money could be spend to improve it.

Mr. Troutman noted that he had no position on whether the road should be open or closed, and Mr. Yingst has no position on that also. He noted that Mr. Yingst has two residents at that location, and he is not sure if Mr. Yingst would want all the traffic to drive in front of his two residences. He noted that opening the alley would make it easier for those two residents to exit onto Linglestown Road or leave their property.

Mr. Hawk noted that he has no opinion on the matter, and the Board has requested public comment to know what the people want. Mr. Minito noted that he takes care of the alley that he has closed off for the adjoining property owners.

Mr. Hawk directed Mr. Wolfe to contact HRG, Inc. to do preliminary survey work, and he requested that the citizens should meet to determine what they want.

Mr. Robenolt noted, for the area behind the St. Thomas Roasters, discussions was held regarding adding satellite parking in that area, and he questioned if there has been any further

discussions on this matter. Mr. Wolfe noted that any further movement on this issue would depend on an agreement reached between the Board and Mr. Archibald.

Mr. Seeds questioned, if Raspberry Alley was paved for one lane only, what direction the merchants and residents would want it signed for. Mr. Smith noted that the Alley should be signed for westbound traffic from Mountain Road. Mr. Seeds noted that it was discussed the Blackberry Alley should be signed for one-way westbound from Mountain Road to Blue Mountain Parkway. Mr. McBeth questioned by improving the alleys, would it serve the people who want the improvements. Mr. Snow questioned if both alleys should be one way in the same direction. Mr. Seeds noted that it was discussed the Blackberry would be one-way westbound, from Mountain Road. Mr. Seeds suggested that Raspberry Alley should be eastbound since the other section of Raspberry Alley east of Mountain Road, is an eastbound alley from Mountain Road to the Hoover's Funeral Home.

Ms. Robenolt noted that the merchants are working as hard as they can with the Township and the residents. She noted that the merchants hired a graphic artist to make maps of Linglestown to show the various traffic patterns and routes, and will update it as the construction moves along, and post the information on their website with a link to the Township's website. She noted that the merchants are working to create traffic patterns during the construction work for the benefit of all the people concerned.

Mr. Hawk noted that the project has been on going for 20 years, and the Board wants to see the Village of Linglestown thrive and survive the construction period. He noted that once some preliminary survey work is completed, the Board will share this information with those present during a future workshop session.

Ms. Minium questioned how she could be assured of receiving a notice in the future. Mr. Stine suggested that Ms. Minimum should provide the Township with her name and address. Ms. Minium provided her name and address: Sherry Minium, 5961 Linglestown Road.

Mr. Hawk thanked all for attending the meeting.

Mr. Hawk called for a short recess at 8 p.m. Mr. Hawk reconvened the meeting at 8:13 p.m.

Continuation of the discussion for the “Otta Know” Presentation: Removing Barriers to Housing, as presented to the Harrisburg Home Builders Association

Mr. Wolfe explained that he had a video segment courtesy of R.J. Fisher and Sons, regarding a report presented by the Harrisburg Home Builders Association by Dr. Elliot Eisenberg. He noted that Dr. Eisenberg’s report states that housing more than pays for itself using Lower Paxton Township as the subject community.

Mr. Wolfe noted that Mr. Fisher has also been a partner with the Township in contesting the Paxton Creek Total Maximum Daily Load (TMDL). He noted that Mr. Fisher is an active member of the HHBA, and the 45 minute video is available on his website.

Mr. Hornung requested Mr. Wolfe to explain the impact of the study for the Township and he questioned if there would be a need for the Board to make any changes. Mr. Wolfe noted, if you believe the study and its findings, then the Board would want to do more to encourage residential development.

Mr. Blain noted that Dr. Eisenberg provided a factual presentation to the HHBA, but, he questioned how it would impact the Township since the Township has revised its zoning maps and the Township is more than 60% to buildout. He noted that there is much residential building set aside by the Township’s zoning, but the Township cannot force contractors to build at this time, since there is very little money flow at this time. He noted that the Township is not hampering development and it cannot encourage it during the current economic times. Mr. Wolfe noted in the opinion of the Board of Supervisors, it does not view itself as a detriment to development, however, the HHBA felt that it was important enough to pay Dr. Eisenberg to complete a study and use Lower Paxton Township as a sample community. Mr. Seeds suggested that it might be a prelude for a certain developer to request permission to double their density for a plan.

Mr. Wolfe questioned if it was a coincidence that Lower Paxton Township was the test community. Mr. Seeds noted that if a developer only builds \$4,010,000 homes, that would be a plus for the Township for a couple of years, but the reality is that those homes are not selling at this time. He noted that selling those homes would be a plus to the School District and Township for taxes, but people can’t afford to buy those homes.

Mr. Blain suggested that the Board is not going to change its density ordinance to allow higher densities. He noted that the Board has implemented zoning for planned communities, such

as the proposed Shadebrook Development, trying to accommodate those types of developments. Mr. Seeds noted that the Township provides for all types of residential building for all incomes. He noted that the Township's infrastructure could not handle higher density development.

Mr. Robertson questioned if Dr. Eisenberg took into consideration the costs of necessary infrastructure improvements with the ongoing building. Mr. Wolfe answered that he assumed that Dr. Eisenberg took into account the costs of infrastructure internal to the development. Mr. Robertson suggested that Dr. Eisenberg does not take into account the impact for the rest of the community. Mr. Blain questioned how Dr. Eisenberg figured the millage rate for property taxes. He noted if he only took into account the Earned Income Tax from a median wage, he questioned what the real estate property tax would be as the combination of the property tax and real estate transfer tax generates roughly 40% of the Township's income. He questioned if Dr. Eisenberg suggests that the Township should raise property taxes. Mr. Wolfe answered that Dr. Eisenberg suggests that the Board would be able to lower property taxes. Mr. Blain noted that the Township millage rate is .875, and he questioned how much lower he expects the Township to go.

Mr. Hornung noted that it is not up to the Board to determine how it could draw more housing to make more money, because, at some point, once the development stops, it would create other financial issues. He noted that the Board must determine how it would raise revenues as the housing market slows. He noted that sometime in the future, the Township will run out of developable land.

Mr. Seeds questioned if the studies showed that farmland gives back more in taxes that it takes. Mr. Wolfe answered that it depends on who is doing the study. Mr. Blain noted that the City of Detroit is going to tear down 17,000 homes, renew the land, put it back into open space, and force the few remaining stragglers to consolidate into developed neighborhoods that still have housing.

Mr. Wolfe noted that he wanted that Board to know that the Township was the subject of a study conducted by the HHBA, and someone is trying to get the Board's attention. Mr. Hawk suggested that the figure of an average single-family home at \$400,600 is very high figure.

Improvement Guarantees, Development Agreements, Plan Reaffirmations, etc

Mr. Hawk noted that there was one Improvement Guarantee.

Amesbury

An extension and 10% increase in a bond with Liberty Mutual Insurance Company, in the amount of \$627,462.74, with an expiration date of March 9, 2010.

Mr. Seeds made a motion to approve the one listed Improvement Guarantee. Mr. Hornung seconded the motion. Mr. Hawk called for a voice vote, and a unanimous voice vote followed.

Adjournment

There being no further business, Mr. Blain made a motion to adjourn the meeting. Mr. Seeds seconded the motion, and the meeting adjourned at 8:22 p.m.

Respectfully submitted,

Maureen Heberle
Recording Secretary

Approved by,

Gary A. Crissman
Township Secretary