

LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS

Minutes of Board Meeting held November 15, 2011

The business meeting of the Board of Supervisors of Lower Paxton Township was called to order at 7:30 p.m. by Vice-Chairman William C. Seeds, Sr., on the above date, in the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

Supervisors present in addition to Mr. Seeds were: William L. Hornung, Gary A. Crissman, and David B. Blain.

Also in attendance were Steven Stine, Township Solicitor; Gretchen Ramsey and Chief Jim Adams, Shumaker Public Safety Center; and Watson Fisher, SWAN.

Pledge of Allegiance

Mr. Blain, along with the members of Cub Scout Troop 368, led in the recitation of the Pledge of Allegiance.

Mr. Seeds introduced the Cub Scouts from Troop 368, Charlton United Methodist Church, who were present at the meeting to work on their "Citizenship in the Community" badge. He noted that Mark Infantino is the Den Leader and Tony Hanlon is the Cub Master. He introduced the following Cub Scouts to the viewing audience and those in attendance: Justin Miller, Travis Stauffer, Illyzjay Toro, Peyton Blain, Alex Infantino, Mathew Peterson, Gavin Wheeler and Ryan Hanlon.

Approval of Minutes

Mr. Crissman made a motion to approve the October 18, 2011 and November 1, 2011 business meetings. Mr. Blain seconded the motion, and a unanimous vote followed.

Public Comment

Mr. Dave Dettinger, 500 South Houcks Road, explained that he received a letter from Ms. Gourley regarding a health violation in his yard or an area of tree limbs the size of four feet by four feet. He explained that the dirt pile is a result of debris from the recent storms and although he took pictures of the area in question, he was not able to get the pictures developed in time for the meeting. He explained that he has made numerous complaints regarding the neighbor who resides at 4903 Colorado Avenue. He noted that she has had a van parked in the backyard for over seven years, a car that was recently moved behind the kitchen area that has been parked on her property for three years, a brush pile that is over eight feet high by 12 feet in width, and another car that has been parked in the driveway for three years. He noted that he has made repeated attempts to contact Ms. Gourley about this issue and the last response he received from her was nasty in nature. He explained that he was told to contact Magisterial Judge Wenner's office about this matter. He noted that the neighbor's fence is falling down and she moved it to the rear of the property by the utility right-of-way and it looks horrible. He noted that he brought this to Ms. Gourley's attention as well. He explained that he stopped to see Mr. Hornung at his business and Mr. Hornung told him to come to the meeting.

Mr. Dettinger explained that the vehicles are still at that location even though his original complaint was made over two years ago. He noted that he was told that Judge Wenner's office allowed extensions for five occasions; however he was told by Judge Wenner's office that extensions are only granted with the approval of Ms. Gourley. He explained that he is unable to get Ms. Gourley to return his phone calls as he goes back and forth trying to make contact with her. He stated that he is lost at what to do since he only has seven days to clean up his property. He explained that it is not his property but his girlfriends; however he resides at the home. He

noted that his girlfriend has done nothing but try to fix up the property. He noted that the neighbor's property is horrible and he is not the only neighbor that has issues with her.

Mr. Seeds noted that Mr. Wolfe will check into this matter. Mr. Dettinger requested an extension to the seven days requirement for his property to be brought into conformance. He noted with the gathering of the leaves, since they have not all fallen from the trees yet, he needs more time to clean up the property. He noted that the mentioned pile of mulch consists of tree limbs and additional dirt that he moved there from the back patio that he is working on. Mr. Dettinger noted that he would be very happy to share pictures with the Board members showing the neighbor's property.

Mr. Blain questioned Mr. Dettinger if he contacted Judge Wenner's office instead of Judge Lindsey's office since it should be Judge Lindsey's jurisdiction. Mr. Dettinger noted that he contacted the office that he was directed to contact and Tracy from that office indicated to him that one extension was granted. He explained that the told Tracy that Ms. Gourley told him that five extensions were granted but Tracy made it very clear that the only way this would happen is if Ms. Gourley approved the extensions. He noted when he responded to Ms. Gourley he received a nasty response from her.

Mr. Hornung questioned Mr. Wolfe if Ms. Gourley must provide approval to the Judge for an extension. Mr. Wolfe noted that Mr. Stine would be the better person to answer that question, but he understood that the Magisterial Judge makes the decision. Mr. Stine noted that she may be contacted but he did not know if the decision is based upon her approval. He noted that the Judge may use that as input on which to base his decision. Mr. Wolfe noted that it is the intent of staff to rectify the issue and the more times a complaint goes to a hearing, the more staff time is involved. He noted that staff does not want to see extensions granted to people, as they

prefer to have the property owners make the necessary repairs as soon as possible, and if does not occur they are issued a citation.

Mr. Hornung noted that his experience with Ms. Gourley is that she doesn't like extensions. Mr. Wolfe noted that he would not be surprised that an extension may have been granted at the first hearing; however, he noted that the Township would not agree to five extensions.

Chairman & Board Members' Comments

No comments were provided.

Presentation - The Shumaker Public Safety Center at Harrisburg Area Community College

Mr. Seeds explained that Gretchen Ramsey, from the Shumaker Public Safety Center at Harrisburg Area Community College (HACC) is in attendance to make a presentation to the Board.

Ms. Ramsey thanked the Board members for allowing her to come to the meeting and to make a presentation. She explained that she is the legislative director for HACC and the chief development officer for the Public Safety Center (PSC). She stated that she wanted to explain to the Board what they are doing at the PSC and how it impacts Lower Paxton Township, and how the Township has impacted the PSC. She introduced Chief Jim Adams, Upper Allen Township Police Department who is an adjunct faculty member at the PSC.

Ms. Ramsey explained that the College Board of Trustees for HACC approved a \$15 million renovation to the PSC. She explained that the current facility is over 20 years old and it is functionally obsolete. She noted that the significant renovations that are needed total over \$40 million; however, with the current economic conditions it is impractical to do that much work at this time. She explained that the college has decided to phase the renovations over time and

Phase I is the phase that the school is currently undertaking. She noted that there are two major components for Phase I. She noted that Phase I is an indoor 25-lane firing range that will be located at Gate Five off of Industrial Road. She noted that they were questioned about building a firing range at this time and she explained that they cannot wait to build it. She noted that current range is an outdoor ten-lane range and it is functionally obsolete and unsafe. She explained that they have to prohibit fire fighters from training in the area while law enforcement officers are using the range. She noted that the Municipal Police Officers Education Training Commission (MPOETC) has permitted the PSC to patch the range for its use, but it is beyond its life expectancy. She noted that the construction ongoing at this time is for the firing range. She noted that the new building will house the law enforcement classes that are currently held in the North Hall as well as the police academy classes. She explained that HACC runs two full-time 20-week police academy classes as well as one part-time year-round police academy class. She noted that, of the 25 firing lanes, ten will be dedicated to police rifle use. She noted that many police departments need rifle qualifications and the PSC is unable to provide that service at this time.

Ms. Ramsey noted that the second component deals with remediation to the fire training center. She explained that the PSC was originally started by a group of individuals in Dauphin County who came together in the early 1970's to start a fire training school but did not have the capital to do so. She noted that one of those persons was Chief Emeritus Lee Witman of the Colonial Park Fire Company. She noted that he has been of great assistance to her with this project and has offered his support as an advisory role member.

Ms. Ramsey explained that the remediation of the fire training ground includes the enclosure of the training tower, the main building that many times looks like it is on fire. She noted that they will be able to simulate a live fire with different propane props. She noted that the

middle building, the smoke chamber, is a smoke maze. She explained that the settlement on the site has caused water damage at the base. She noted that the Class-A burn building which is the only building currently used for live-burns, underwent \$378,000 worth of renovations. She explained that railings were installed and new door jams that made it structurally safer for the fire cadets as well as area volunteer companies that use the facility for training. She noted that they plan to build a trench and rescue area in place of digging a big hole with everyone working in an unsafe condition. She noted that they are working to come up with a systemic means in which multi-responders can work together in a multi-discipline session in the trench and rescue setting. She explained that the flammable liquids area will have cleaner and greener burning props that will simulate a gasoline or diesel fire. She noted that the Paxton Creek is in close proximity to the fire center and it is very important for HACC to be good environmental neighbor.

Ms. Ramsey noted that this is the largest expansion that the college has undertaken in its 40 year history. She noted that her reason for coming to tonight's meeting was to make a proposal for the Township to make an investment towards the renovations. She noted that HACC has asked for investments from private investors, and has also received \$2.5 million from the State ARPAC fund as a result of Senator Jeffrey Piccola's intervention. She noted that she has worked with the Dauphin County Gaming and Advisory Board and they have awarded the project \$500,000 and they hope to receive another \$500,000 for next year. She noted that they have raised over \$5 million to date and are looking to raise an additional \$2.5 million through other investments. She explained that all three of the Township's fire companies have invested in this project with a \$1,000 annual payment over a five-year period. She noted that the three fire companies have strong ties to the PSC, noting that there are over two dozen instructors on their

staff from those fire companies, and countless others from the law enforcement and emergency medical services agencies.

Ms. Ramsey explained that page three of her presentation provides a listing of the numbers of volunteers from the Township that have been served over the past year by the PSC or have partnered through South Central Emergency Medical Services (SCEMS).

Chief Jim Adams explained that he is the Chief of Police for Upper Allen Township and also a part time Education Specialist at the PSC. He explained that he also represents the Central Pennsylvania Chiefs of Police Association which Director David Johnson is a member of. He noted that the Chief's organization is supporting this project financially, as well as the Cumberland County Chief of Police organization. He noted that an upgrade to the facility is long overdue as it is getting more and more difficult to find a firing range that will accommodate law enforcement. He explained that he has been with the Upper Allen Township Police Department for 33 years and they have their own range, but as that area has become more developed it is only a matter of time until they will not be able to utilize it. He noted that he was notified this week, that the West Shore Sportsman Club will no longer permit the police to utilize their firing range. He explained when he started in law enforcement patrol rifles were not standard issue, however, now most agencies utilize them and all officers must qualify on these patrol rifles. He noted that the PCS's current range does not accommodate patrol rifles, however the new indoor range will.

Chief Adams noted that public safety is one of the primary functions of municipal government. He noted that Lower Paxton Township is blessed with one of the few accredited agencies, adding that only 80 out of 1,200 in the Commonwealth are accredited. He noted that PSD Johnson is involved at the PSC as training and education are very important to him, and the Township is blessed to have one of the most professional police departments in Dauphin County.

He noted that his agency and the Township's have partnered on many investigations, and part of the reason the two departments work so well together is their cooperation and professionalism based on their past training. He noted that the PSC is one of the premier education and training centers in the State, however, it is in dire need of an upgrade. He noted that many organizations are asking the Board for funds, but he would ask the Board members to think of one thing. He questioned, out of all the people who come to the Board seeking funding, there is no other project that has the potential to touch so many lives as the PSC does. He stated that he hopes that no one in this room needs the services of anyone who was trained at the PSC, but the reality of it is that everyone in the room is just one minute away from needing the services of police, fire or EMS. He noted when an emergency occurs you can't shop around for services; the citizens will get the services of the Lower Paxton Township Police, Fire or EMS. He thanked the Board members for their time.

Mr. Seeds questioned if that HACC has \$5 million raised to date. Ms. Ramsey noted that they have \$2.5 million raised, which funds half the project. She noted that due to rain, the project is six weeks behind schedule, noting that once the project is under roof it will move much faster. Mr. Ramsey noted that the project has been bonded and so the money raised will pay the debt service. She noted that a piece of the project involved programmatic development, noting that people will expect new programs. She noted that they want to be cautious before launching new programs to provide what the user community is looking for, and to focus on the safety remediation that was mentioned earlier. She noted that firing ranges are very much in demand and HACC has constantly had to deny requests from agencies such as ATF to use the facility. She noted that it is difficult to say no to the federal agencies when HACC is seeking support from the federal government to help fund the upgrades. She noted that she has left no stone

unturned when seeking investments for the Center. She noted that the PSC staff has 100% participation in the fundraising program, from the maintenance staff to the President.

Mr. Seeds noted that the Center is named after the late Senator John Shumaker who most of the Board members knew. He questioned if something is planned to honor Senator Piccola who helped to fund the project. Ms. Ramsey noted that the law enforcement complex will be named after State Senator Jeffrey Piccola, honoring his work to extract the \$2.5 million in ARCA funds.

Manager's Report

Mr. Wolfe explained that the Friendship Center is sponsoring a food drive that ends November 19, 2011. The collected food will support the Hummelstown Food Bank which will distribute the food to recent flood victims in time for Thanksgiving Holiday.

Mr. Wolfe noted that the Township's Holiday Tree Lighting event will be held on Friday, December 2, 2011 at 7 p.m. at the Friendship Center. He noted that carols, refreshments, and a visit from Santa Claus will occur. He noted that the Friendship Center is collecting "Toys for Tots" and those gifts will be presented to the United State Marines Corps during this event.

OLD BUSINESS

Mr. Seeds noted that there was no old business.

NEW BUSINESS

Action on bids to lease the Friendship Center West Annex

Mr. Wolfe noted that staff has prepared bid specifications for the lease of the Township's West Annex at the Friendship Center. He noted that it is a 3,000 square foot structure attached to the 59,000 square foot main building. He noted that there is also a 3,000 square foot East Annex that is used to house the Senior Center.

Mr. Wolfe explained that the West Annex was part of the original construction project of the Friendship Center, and until recently, was occupied by PinnacleHealth as a physical therapy center. He noted that PinnacleHealth no longer desires to lease the facility, and the Township has advertised bids for the lease of this facility hoping to attract another physical therapy center. He explained that the Township received one bid, from Drayer Physical Therapy, in the amount of \$5,000 for a monthly lease. He noted that it is a similar amount to what PinnacleHealth paid. He noted that the bid was reviewed by staff and found to be acceptable. He explained that the bid was also reviewed by the Friendship Center Operating Board at a special meeting held last Thursday evening and the Operating Board made a recommendation to the Board of Supervisors that a one year lease with an option to renew be awarded to Drayer Physical Therapy with the monthly payment of \$5,000.

Mr. Seeds questioned if Drayer Physical Therapy would have the same use of the pool and therapy area as PinnacleHealth did. Mr. Wolfe answered that was correct. He noted that the bid was structured upon PinnacleHealth's lease.

Mr. Blain questioned how the \$5,000 compares with the lease that PinnacleHealth paid. Mr. Wolfe answered that it was roughly \$125 less per month. Mr. Blain questioned if it is a triple-net lease or complete coverage lease. Mr. Wolfe answered that the lease includes the payment of utilities on a pro-rated basis as the facility is not separately metered. He noted that the tenant is required to provide its own cleaning service.

Mr. Crissman made a motion to approve the bid to lease the Friendship Center West Annex to Drayer Physical Therapy in the amount of \$5,000 monthly for a one year lease with the right to renew in subsequent years. Mr. Blain seconded the motion. Mr. Seeds called for a roll call vote: Mr. Blain, aye; Mr. Crissman, aye; Mr. Hornung, aye; and Mr. Seeds, aye.

Resolution 11-22; FEMA designation of an agent for disaster relief

Mr. Wolfe explained that this resolution designates Alycia Knoll, the Township's Finance Manager, as the agent to file for disaster relief with the Federal Emergency Management Agency (FEMA). He noted that Ms. Knoll is the person submitting the paperwork to FEMA.

Mr. Crissman made a motion to approve Resolution 11-12, the FEMA designation of Ms. Knoll as the agent for disaster relief. Mr. Blain seconded the motion. Mr. Seeds called voice vote, and a unanimous vote followed.

IMPROVEMENT GUARANTEES

Mr. Seeds noted that there were six Improvement Guarantees.

Spring Creek Hollows, Phase IA

An extension and 10% increase in a letter of credit with Peoples Bank, in the amount of \$68,794.99, with an expiration date of November 15, 2012.

Schiavoni LTD

An extension and 10% increase in an escrow with Lower Paxton Township, in the amount of \$59,895.00, with an expiration date of November 15, 2012.

CGOH – Oncology Center

A release in a letter of credit with Wachovia Bank, in the amount of \$2,600.00.

Bishop McDevitt High School

An extension and 10% increase in a letter of credit with PNC Bank, in the amount of \$1,369,720.00, with an expiration date of November 15, 2012.

Meadowview Village

An extension and 10% increase in a bond with Lexon Insurance Company, in the amount of \$62,756.06, with an expiration date of November 15, 2012.

Meadowview Village – Office Building

An extension and 10% increase in a bond with Lexon Insurance Company, in the amount of \$59,179.01, with an expiration date of November 15, 2012.

Mr. Crissman made a motion to approve the six improvement guarantees. Mr. Blain seconded the motion. Mr. Seeds called for a voice vote, and a unanimous vote followed.

Payment of Bills

Mr. Blain made a motion to pay the bills of Lower Paxton Township, Lower Paxton Township Authority, and the Lower Paxton Township Purchase Cards. Mr. Hornung seconded the motion. Mr. Seeds called for a voice vote, and a unanimous vote followed.

Adjournment

There being no further business, Mr. Crissman made a motion to adjourn the meeting and the meeting adjourned at 8:08 p.m.

Respectfully submitted,

Maureen Heberle
Recording Secretary

Approved by,

Gary A. Crissman
Township Secretary