

LOWER PAXTON TOWNSHIP  
BOARD OF SUPERVISORS

Minutes of Board Meeting held December 6, 2011

The business meeting of the Board of Supervisors of Lower Paxton Township was called to order at 7:31 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 B. Seeds, Sr., William L. Hornung, Gary A. Crissman, and David B. Blain.

Also in attendance were Steven Stine, Township Solicitor; and Watson Fisher, SWAN.

**Pledge of Allegiance**

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

**Approval of Minutes**

Mr. Crissman made a motion to approve the October 18, 2011 budget workshop meeting and November 15, 2011 business meeting. Mr. Blain seconded the motion, and a unanimous vote followed.

**Public Comment**

Ms. Linda Neuhauser, 4107 Judith Drive, noted that she has been a resident of the Township for over 30 years. She explained that she, along with eight other neighbors, are present and she has brought a petition signed by 35 other neighbors who share the same concern who were unable to be present this evening. She explained that she felt confident that she could acquire many more signatures to add to the petition if necessary. She stated her concern is the noise nuisances, primarily noise from loud performance vehicles or vehicles with excessively loud car stereos systems. She noted that the disturbing affect has increased over the past few years. She proceeded to cite a case whereas, over the past year, the residents of her community

have been annoyed and awakened by some of the modified vehicles with super loud mufflers. She noted that a young man who drives this vehicle lives in a house on her street; however, it is not his family's home. She noted that the vehicle was kept in the garage of the neighbor's home for some time where it was routinely observed on the street. She noted that it was being worked on to make it street-ready. She noted that during the time it was in the garage there were nights that the neighbors would be awakened by the engine revving, sometimes as late as 2 a.m. She noted once the car had been made street-ready, the neighbors would regularly hear the car coming and leaving, revving its loud engine, often several times a night between midnight and two in the morning. She noted that it would occur at various times during the night or early morning hours. She noted that the young man has since gotten a job and now the car exits early in the morning. She noted that numerous calls were made to the owner of the home over the past year and nothing has changed. She noted that the police were finally called and that is when she found out that there is nothing that can be done about this problem because, currently, there is no ordinance or law that prohibits the offensive loud noise caused by the modification of these cars and their mufflers. She explained that she was told that there is no true noise ordinance other than a dog barking event.

Ms. Neuhauser noted after the police contacted the owner of the home the noise in the immediate vicinity of her home improved, as the young man coasted his car well past her house before starting the engine, and that the residents further down the street and on various other streets are still subject to the noise from this car and others like it.

Ms. Neuhauser noted that the neighbors that she represents have signed a petition for a new noise ordinance in Lower Paxton Township. She noted that it is her understanding that one does exist on paper but it has not been addressed or voted on because there are not enough complaints called to the Police Department. She suggested that calls aren't made because many

people feel that the Township won't do anything anyway or they are concerned about retaliation. She noted that the residents of Lower Paxton Township should have some recourse to deal with the disruptive effects of these loud vehicles. She noted that most of the problems are caused by teenagers and they are well aware of the fact that there is currently nothing that can be done to stop this noise.

Mr. Hawk noted that there is a noise ordinance in the Township and he explained that Ms. Neuhauser should have been at the meetings held earlier this year when the Board tried to modify the current ordinance that is in affect to make it more stringent to deal with some of the problems that she mentioned. He noted it did not meet favorably with some of the citizens attending those meetings. Ms. Neuhauser explained that she did not know about any of this until she contacted the police. She noted that they are the ones who told her to come to the meeting. Mr. Hawk explained the ordinance is a very difficult item to enforce as you almost have to be present when the noise is made. Ms. Neuhauser noted that 36 people signed the petition stating that they have been disturbed by the same vehicle; however, more than 100 people have been disturbed on a regular basis. She noted that it is not just this vehicle but vehicles from all over the Township. She questioned if it is perfectly legal for these persons to have these loud vehicles.

Mr. Hawk noted that the updated ordinance was put on hold since it didn't get any support. Ms. Neuhauser noted that her neighbors would like to give it some support and that is why they are present. She noted that 98% of the people that she stopped signed the petition and she walked up to people that she did not know and they were glad to sign it. She noted that no one wants to be disturbed or awaken from a sound sleep at 2 a.m. or 6 a.m. by these arrogant teenagers, knowing that they don't care. Mr. Hawk noted that he is not opposed to taking a second look at the noise ordinance. Ms. Neuhauser noted that it would be greatly appreciated. Mr. Hawk explained that Ms. Neuhauser needs to understand that it is a very difficult thing to

work on. Ms. Neuhauser noted that it is very discouraging when you have a teenager calling you and saying they are not going to do anything about this and we are not taking the muffler off of our cars and there is nothing that you can do about it.

Ms. Neuhauser noted that the Board must understand that the sound coming from this vehicle is like a jet engine.

Mr. Seeds questioned if she reported this to the Police Department. Ms. Neuhauser noted that she has and that is why she is here. She noted that the police officer told her that there was nothing that he could do and encouraged her to get a group of people together and attend a Board of Supervisors meeting. She explained that he suggested that she get a petition signed by the neighbors to present to the Board members. She noted that she is determined that something be done about this, noting that it is only a matter of time before the teenager starts making the loud noise again in her immediate neighborhood or until another teenager moves into the house. Mr. Hawk noted that the Board did not have sufficient support for the previous attempt at amending the noise ordinance.

Mr. Blain noted that it would be good for Ms. Neuhauser to review the current ordinance and the proposed ordinance, both of which can be found on the Township website. Mr. Wolfe explained that proposed ordinance 11-01 could be found in the resource documents on the webpage. Mrs. Neuhauser explained that she was not told that there was an ordinance that she could review. She was only told to come to the meeting.

Mr. Blain noted that Ms. Neuhauser needs to review what the ordinance states, what is allowable, not allowable, and understand what the decibel reading levels need to be, and how they are tested. He noted that he has a similar issue with a neighbor but the problem is if the vehicle meets motor vehicle standards, the violation need to be measured standing at the property

line over a period of time to take a decibel reading. Mr. Hawk questioned if Mr. Blain was referring to the proposed ordinance. Mr. Blain answered that he was referring to both ordinances.

Ms. Neuhauser noted that she finds it very hard to believe that a noise similar to a jet engine, outside her house, is acceptable and would be allowed. Mr. Hawk noted that he could put Ms. Neuhauser in touch with a couple of other people who would be happy to work with her on this project. She noted that she is able to sleep now only because the teenager drifts past her home, but there are other homes that continue to be impacted. She noted that you can hear this car from miles away.

Mr. Hornung emphasized with Ms. Neuhauser, noting that noises don't seem to bother young people. Mrs. Neuhauser explained that she sleeps with a sound machine but it cannot kill the noise.

Mr. Hornung explained that many ordinances have been implemented as a result of public input and the Board welcomes her involvement. He noted that there are groups in the Townships, such as the Stray Winds Area Neighbors that impact what has occurred in the Township especially regarding ordinances and that he encourages people to get involved in local government because the best government is government by the people. He continued, if you get involved, the Board will listen and it will try its best, within the limits of the law, to accommodate what the residents propose to the Board. He explained that the noise ordinance died because there were as many people against it as were for it. He noted that it was so watered down that it did not resolve what the original people were seeking and that it would take a concerted effort on the part of the residents to push it through the system and get it enacted. He noted that people need to get involved. Ms. Neuhauser explained that is why the neighbors are at the meeting tonight. She questioned if the noise ordinance is so broad that people are afraid to have a party at night at their home and if that is why they are against it. She acknowledged that

she is only dealing with one aspect and that is the high performance cars. Mr. Hornung noted that is the problem, he explained that the Board can't make the ordinance to only accommodate Ms. Neuhauser's particular problem that it impacts others. He noted if Mrs. Neuhauser wants the problem to get corrected then she and her neighbors must get involved.

Mr. Hawk noted that Mr. Hornung said it well, get involved. He noted that the Board is not opposed to reviewing the ordinance again. Mr. Hornung suggested that Ms. Neuhauser get her people together, review the ordinances, and call Mr. Wolfe to be on the agenda for a future meeting with the Board members and submit a proposal for what they have come up with. He noted that the Board will meet through a series of meetings and if passed, hopefully it will protect other residents with similar problems.

John Trish, 600 Prince Street, questioned what the status is for the budget since the workshop sessions are not televised. He questioned what is being done to maintain the status quo, if there are any cuts or a potential for a tax increase, and if so how much would it be. He explained that he did not want to read in the paper that the taxes were increased without anyone knowing about it. Mr. Hawk noted that the Board will not pass the budget until the December 20<sup>th</sup> meeting, and it will be further discussed at the December 13<sup>th</sup> workshop meeting.

Mr. Trish questioned if the Board has determined what it is going to do, especially since there are a great number of people in tonight's audience. Mr. Hawk noted that the Board will probably have a modest increase in the Real Estate tax rate but it is not been finalized yet. Mr. Trish questioned if this includes cuts as well. Mr. Crissman answered that the Board has reviewed the revenues and expenditures, noting that the longer the Board waits to make its decision, the better the impact for the community. Mr. Trish predicted that the economy will rebound back next year, it will be a great year, and the Board should leave the tax rate where it is.

Mr. Wolfe noted that the Township's budget is posted as a link on the home page of the website.

Mr. Blain suggested that Mr. Trish attend the budget workshop meeting next Tuesday night. He noted that the Board has had multiple budget workshop meetings since June and all have been advertised. He noted that the budget is not discussed in secrecy. He suggested that Mr. Trish alluded that the budget discussions were out of the public domain, but that is not the case. He noted that the minutes are public record and all the meetings have been advertised. Mr. Trish noted that he is limited since he does not get The Paxton Herald and that is where the Township advertises many of its meetings. He noted that he does not know how many people get that newspaper but when he reads the articles in The Patriot-News concerning what has occurred during Township meetings, it is old news.

Mr. Jason Campbell, Chief of Operations for South Central Emergency Management Services (SCEMS) explained that he started with SCEMS 13 years ago as a paramedic and has been promoted to his current position. He noted that SCEMS has have been providing services to the citizens of Lower Paxton Township for the past 57 years, and until now, he was not aware that there were any issues. He noted if there is a problem he handles it immediately.

Mr. Campbell noted that he wanted to address the comments made during the July 12, 2011 Board of Supervisors workshop meeting. He noted that numerous concerns were addressed concerning SCEMS that were far from factual. He noted the first concern is that SCEMS is not able to respond to calls and does not have enough staff units. He noted that SCEMS operates with four units, consisting of two Mobile Intensive Care Units (MICU), one Basic Life Support Ambulance (BLSA), and one Advanced Life Support Squad (ALSS). He noted that no other service in this region can offer that service for the money received. He noted that SCEMS responds to roughly 14 calls per day in the Township and the average response time is 8.25

minutes. He noted that the Township has received 4,521 calls for EMS this year, and out of that, SCEMS has responded to 4,219 of those calls, and that the 302 missed calls represent less than one call per day. He noted that they are the result of other calls for service in or out of the Township. He noted that the Fire Departments requests for medical assistance include 88 calls this year. He noted that Colonial Park responded to 35 calls, Linglestown had 32 calls and Paxtonia had 18 calls. He noted that those numbers also include times the fire companies wished to respond when they were not dispatched. He noted that SCEMS does appreciate the help and support; however, the fire departments made it seem like their call volume increased because of the absence of the available ambulance service to cover the area.

Mr. Hornung noted that he was in attendance at the July 12<sup>th</sup> meeting, and he at no point, got any inclination that SCEMS was not doing their job. He suggested that Mr. Campbell is responding to accusations; however he does not feel that SCEMS is not doing their job. Mr. Hawk noted that the numbers speak for themselves; SCEMS is a very active EMS within the Township; he does not have a problem with the number of calls that SCEMS provides. Mr. Campbell noted that the minutes from July 12<sup>th</sup> say otherwise. Mr. Hornung suggested if that was insinuated, he missed it. Mr. Campbell noted that there were assumptions and accusations voiced against SCEMS. Mr. Hornung questioned if it was made by the Board or the other group. Mr. Campbell answered that it was the other group present at the meeting. Mr. Hornung noted that he did not get any negative impact from what was discussed.

Mr. Hawk noted that he does not monitor what SCEMS does but he sees its activity in the Township, noting that they have been in his neighborhood on two different occasions. Mr. Hornung noted that he did not think that any of the Board members feel that SCEMS is not providing the service that it needs to provide. Mr. Seeds noted that whoever you are speaking

about was speaking for themselves, and he does not recall the comments. Mr. Hornung added that those comments did not make much of an impact to the Board members.

Mr. Campbell noted that the fire companies responded to assist SCEMS for 2% of its calls, and the Police Department responded to 76% of the calls for service. He noted that the one cardiac monitor costs \$35,000, and for a fully stocked ambulance with two providers, it costs approximately \$330,000 per year. He noted that the Township has the best service provided to them in all Dauphin County.

Tyler Heap, 1007 Topview Drive, noted that he has lived at his current address for 2.5 years. He questioned if there were any plans for storm water drainage improvements for the area of Topview, Creek, Harman, and Earl Drives; especially, in areas where streams may cross those streets. He noted that he is present to make a case for work in these areas. Mr. Wolfe responded that Mr. Heap's question has been answered as a Right-To-Know request and he has been provided all the documents that we have available in regards to the request. He noted that the does not know of any improvements planned.

Mr. Heap presented pictures dated April 2011, April 16, 2011, April 28, 2011, and August 25, 2011 of numerous flooding events that have occurred in his backyard. Mr. Hornung questioned Mr. Heap if he had any pictures of storm events outside of this year. He noted that the numerous storm events for this year have been exceptionally huge. He explained that the Board has researched areas over the years that have experienced numerous flooding and not just problems that have occurred this year with all the exceptional storm events. Mr. Heap noted that he is new to the area but he has spoken to many neighbors and they have had problems in their backyards for many years. Mr. Hornung requested data that shows that this has been a problem every time we experience a major storm. He noted that the ratings for the storms for this year have been very extreme, and the Board is looking to fix the long-term issues first, and those

areas would take the highest priority on the list of storm water improvements. He noted that the storms that occurred this year are so huge that the Township cannot do much about it.

Mr. Seeds noted that they have had problems in that area since he came on the Board in the early 1990's, and the problems were much more severe this year. He noted that there was money in the budget to do some work but it never got done. He noted that the Sewer Authority did work in that area too.

Mr. Heap explained that one of the documents that he requested was from 1996, a drainage study conducted by HRG, Inc., and that it included some recommendations. He questioned if any of those recommendations were completed, especially the ones concerning the widening of drainage culverts. Mr. Hornung answered that he did not think that work was done. Mr. Wolfe noted that he can't recall the 1996 report but he suggested that the work was not completed. Mr. Hornung explained that the Board is working to on a storm water improvement program and it will prioritize the list and work at it until the Township runs out of money. He noted that the list is a work in progress and he is unable to inform Mr. Heap if his area is included in the list. Mr. Heap noted that is why he is present to make his case to be included on the list.

Barb Butler explained that she is a full-time paramedic for SCEMS. She noted that Mr. Campbell addressed some of the issues, noting that there are some misconceptions about their operation. She explained that she wanted to read from the minutes of the July 12<sup>th</sup> meeting. She questioned if the Board members were misquoted or if the minutes are inaccurate and they might want to correct them at some point in time. She noted that "Mr. Blain noted that the situation is now different. He noted that it is now impacting the fire companies directly and that they are running SCEMS calls because SCEMS cannot respond." She explained that she is not present to pick on the Township officials, but this is what she read on the internet and the group is present

to seek clarification. She quoted, “Mr. Hawk noted that things are going bad with SCEMS and at some point there is going to be an end to it”. She noted that she also has the meeting minutes from October 4<sup>th</sup> budget workshop meeting where Mr. Wolfe was quoted as saying, “Mr. Wolfe noted that the termination with the agreement with SCEMS would save the Township \$218,000. He noted that he and Public Safety Director David Johnson met with PinnacleHealth yesterday and they will put together a proposal for services. He noted that they will share it with their Board at their November meeting and then bring it to the Township. He explained that there will be a cost to the Township but had no idea of what it would be and he does not know how much of the \$218,000 would be a savings.” She noted that the Board can obviously see the concern from the SCEMS employees with the meeting minutes posted from July and October that the Township is considering a proposal from Life Team for coverage that is SCEMS area. She noted that she wanted to bring to light some facts that the Board may be unaware of. She explained that Life Team EMS is currently taking over the Borough of Steelton as of the beginning of the year at a cost of \$30,000. She noted, at the present time, they have not committed to housing ambulances in Steelton, so in effect they are receiving that money to go on calls that they already respond to now. She noted that the Life Team’s uptown truck is in residence at Station 37 in Susquehanna Township and not within the City of Harrisburg limits. She noted that Life Team was flooded out of their Cameron Street Station and has obtained housing on Paxton Street near the Swatara Township line. She questioned how this provides optional care to the residents of the City of Harrisburg. She noted that Life Team has replaced Susquehanna Township on their boxes with MICU 7-1, from Lower Paxton Township due to issues with operations in Susquehanna Township. She noted that they have skipped over Susquehanna Township and are pulling SCEMS rigs to go into the City of Harrisburg, and this is due to Life Team changing their boxes. She noted if SCEMS is dispatched for a call they must respond. She noted that the

Swatara Township EMS only has one transport rig in service, therefore MICU 7-1 is dispatched to cover their second due calls for the 44, 45 and 56 boxes. She noted that Swatara Township EMS has also been in merger talks for over a year with Life Team. She explained that it costs money to operate any business and SCEMS is no different, and it is made up of professional providers that have longevity with the organization. She explained that they love their jobs and do everything possible to quickly clear their calls to handle other emergencies. She stated that many members are present to show their support for the organization, noting that they could have moved on to other organizations and made more money but their dedication to this company and this Township and its residents are why they work here. She noted that she would ask the Board to examine all the facts before making any decision.

Mr. Seeds noted that Ms. Butler made some excellent points. He noted that EMS coverage is a problem every where and the Township is facing issues as well. He noted that the Board discusses the issue since it has the responsibility to provide the service to the residents of the Township. He explained, when the Board looks at the budget, it reviews all the items trying to determine where it can cut to save some funds. He noted that SCEMS is not alone in these discussions and if you check the minutes, the Board reviewed many line items to look for cuts so it wouldn't have to raise taxes. He noted that it does not mean that the Township is against SCEMS rather it is looking for the best service for the least cost to the taxpayers.

Mr. Blain noted that he just read the minutes from the July 12<sup>th</sup> meeting and there were some comments he would like to discuss. He noted that Chief Payne stated that he was provided an email that SCEMS was cutting EMS coverage. He questioned why Chief Payne would bring that up unless he received one notifying him of a cut in service, and he questioned what the cut in coverage was. Mr. Campbell answered that SCEMS closed the Peifers Street Station off Union Deposit Road for the MICU 7-4 truck. He noted that he had reduced the transit staff and move

some of that staff to the MICU 7-4 truck. He noted it is now being housed between West Hanover Township and Lower Paxton Township. Mr. Blain questioned if that is considered to be a cut in coverage or a relocation of a piece of equipment. Mr. Campbell stated that it was a relocation of a piece of equipment.

Mr. Blain noted that the fire chiefs discussed that they had to run what they considered out of the ordinary number of calls to respond to SCEMS calls. He questioned why the fire companies would be tracking those amounts of calls and having to make those runs. Mr. Campbell answered that he did not want to speculate or assume why the fire companies were doing that, noting that they were taking between 250 to 500 calls a year. He noted that he would not say that it was not factual, noting that he could only provide the evidence that he has regarding their response. He noted that it has been less than 100 calls this year and they are calls for a medical assist. He noted if he has four units in service, four calls could come in within the same time period. He noted that the average call last one hour and ten minutes. He noted that it would be a little shorter if the transport is to Osteopathic Hospital. He noted if six calls come in within that time frame, he can only provide so many units. He noted that he also responds to mutual aid for other jurisdictions such as Swatara and Susquehanna Townships, City of Harrisburg, and other municipalities in Lebanon County.

Mr. Blain noted that Mr. Campbell is saying that he does not have an issue with coverage calls. Mr. Campbell answered absolutely not. He noted that the total calls for the year are 4,521 and SCEMS responded to 4,219.

Mr. Blain noted that there were comments made by the fire companies in regards to SCEMS failing equipment. Mr. Campbell noted that their equipment is just like any other vehicle operations. He noted that he has the same mileage on his vehicles as the Police Department has on their vehicles. He explained, in 2012, SCEMS is looking to purchase two additional

ambulances and one advance life support squad. He noted that his vehicles are not any different from other fire trucks or police vehicles. He noted that he has a very rigorous maintenance program that provides for the vehicles to be checked out every 4,000 miles. He noted, as far as the equipment being on its last legs that is far from factual information.

Mr. Blain questioned why the fire chiefs would be bringing this information to the Board. He questioned what vested interest would they have in discussing this with the Board members, noting that they primarily report to accidents or instances of fires, and not as much medical assists. Mr. Campbell answered, in the first paragraph, a comment was made that SCEMS receives the bulk of the money. He suggested that is what it is all about. He noted if there is a reduction in the amount of money paid to SCEMS, that the firemen think they will receive more money. He noted that is the way he perceived the information. Mr. Blain noted that he understands where Mr. Campbell is coming from however, he stands by the comments that he made. He noted that was the information provided by the fire companies during that meeting and they are pretty open with the Board of Supervisors. He noted that they want to meet with the Board on an regular basis and make the Board aware of what is going on. He noted that they provide information for how many calls they are making, the age of their equipment, and what is going on. He noted that he has been on the Board for ten years, and he can't ever recall SCEMS actively wanting to reach out to the Board. He noted that it has always been the other way around with the Board reaching out to SCEMS to get basic information and even that information is not provided in a clean concise manner. He noted that none of the Board members are medical advisors and they are not fire company experts as well, however when the Board asks questions of the fire companies they are open and will inform the Board as to what is occurring. He noted that you can read the comments but he will stand behind his comments, however, if Mr.

Campbell wants to address these issues with the Township then he should spend more time wanting to be in front of the Board of Supervisors to inform the Board of what is going on.

Mr. Blain noted that Mr. Seeds just stated that the Board must review every aspect of what it does in the Township. He noted one of the primary services that the Board must provide to its citizenry is fire and medical services. He noted that they must ensure that those services will be provided all the time, every time, and at a reasonable cost. He noted that he has been on the Board for ten years and he has not been able to completely understand SCEMS's budget as it has never been presented to the Board in a timely manner or in any consistent manner. He explained that the Board provides SCEMS with \$218,000 on a yearly basis. He noted that a person in the audience just asked about a tax increase, noting that the Board will ask citizens to pay more but yet we are not getting enough information in regards to some of the services that we are asked to provide. He noted that Mr. Hornung is correct as there was never anyone on this Board who questioned SCEMS services to the Township. He noted that it was brought to the Board during its July workshop meeting when some of the fire chiefs raised issues and the Board noted that it must provide the basic services to the citizens of the municipality no matter what. He noted the fact that SCEMS has been in the Township for 57 years is great, but the bottom line is that the Board must be assured that the service is being provided, and if SCEMS can't do it, then the Board has to look elsewhere at other options. He noted that it would be in SCEMS best interest, knowing that Lower Paxton Township is its largest service area and it probably provides SCEMS with the largest funding, that it might want to spend a little more time in front of the Board telling it what SCEMS is doing. He noted that no one is eager to change services, but the Board must look at what is in the best interest of the Township. He suggested that Mr. Campbell should inform the Board what its plans are for the future, and what he plans to implement to improve services by not asking for a significant increase in funding. He noted that the Board

must ensure that it is getting a return for its investment. Mr. Campbell noted that there is a new sheriff in town and that is him. He noted that he will be attending every single meeting and every single public safety meeting.

Mr. Hornung questioned where Barry Calhoun is. He noted that he and Mr. Seeds serve on the Board for SCEMS and he gets frustrated because there are numerous areas for cooperation between the fire companies and SCEMS, and he gets the cooperation from the fire companies but he can't get it from SCEMS. He questioned who the Board should be talking to, and if the Board has Mr. Campbell's commitment does that mean that it has Mr. Calhoun's commitment. He questioned what Mr. Calhoun's role is for all of this. Mr. Campbell answered that he did not want to comment on what Mr. Calhoun's role is, thinking that it would be better for him to answer that. He noted that any questions that come across the table he will take back to Mr. Calhoun if he doesn't have the answers for it. He noted that his staff will tell you that he is very much involved in the operations.

Mr. Blain noted that the July minutes noted that a discussion was held on the potential for bidding out services. He explained that he works for a CPA firm and he competes with other CPA firms in regards to companies who bid their services. He noted just because a service is bid does not mean that you lose the work; you just have to sharpen your pencil and your ability to get things done. He explained that the Township will choose the provider who will provide the best coverage service for the Township. He noted that based upon what Mr. Campbell stated, he feels comfortable that he can provide it to the Township and that the service level has never dropped. He noted that Mr. Campbell should embrace the bidding process, noting that it could be an opportunity to prove that SCEMS is the best. Mr. Campbell noted that he would put his team and staff up against any other municipal organization in this region, if not the State.

Mr. Hawk noted that he heard that Mr. Campbell stated that he would be attending some of the workshop meetings. Mr. Campbell stated not some, but all the meetings. Mr. Hawk stated that it is a positive step on Mr. Campbell's part. He noted that the Board owes responsibility to the citizens of the Township to provide the best possible service to the public that it can in conjunction with SCEMS support. He noted that we need to work on this to make sure that SCEMS provides the best bang for the buck.

### **Chairman & Board Members' Comments**

Mr. Seeds noted that he attended two Holiday Tree lighting ceremonies this past weekend. He explained that the first was Friday night at the Friendship Center, sponsored by the Parks and Recreation Board. He noted that it was a beautiful event with the Northside Elementary School Band and the Lower Paxton Variety Band. He noted that cookies and hot chocolate were served and there was a visit from Santa Claus. He explained that he wanted to thank the Friendship Center Staff and all the sponsors who made it possible.

Mr. Seeds noted that the second event occurred in Linglestown on Sunday evening with the re-establishment of the tree lighting and the carol sing. He noted that luminaries graced the streets in Linglestown. He thanked Carl and Flo Valley for providing a beautiful 25 foot Concolor Fir tree that was planted in front of Murphy's Garage by the Public Works Department. He noted that the Shade Tree Commission and Dr. Lacasse assisted in this endeavor. He noted that George Wolfe, the Township Manager and Ken Shoaff from the Health Department worked with the Shade Tree Commission to make it happen. He noted that Mike Tyndale from Tyndale Electric provided a bucket truck to help decorate the tree last Friday. He noted that Rod Wert from Blue Mountain Tree Farms provided a blue spruce tree that will be planted in Koons Park, Mary Kay Doyle from Nature's Way provided plantings in the new roundabout, and the Linglestown Fire Company Fire Police provided traffic direction. He stated that he wanted to

thank the Linglestown Women's Club, Clara and Paul Rowe, Kathy Novosel, the Herbert Hertz Family, James Family, Dr. Bill Gordon, Kelly McIntyre, Jim Murphy, Pat Cohan, Bill Minsker, Bill Paterekas, and Susie Seeds.

Mr. Seeds noted that the re-established Linglestown Area Community Association (LACA) will hold its first meeting Wednesday, January 18, 2012 at 7 p.m. at the Linglestown Fire Company St. Thomas Room. He invited anyone from the Linglestown area to attend this meeting.

Mr. Hawk noted that he was in attendance as well and it was a very nice event.

### **Manager's Report**

Mr. Wolfe stated that he had nothing to report.

### **OLD BUSINESS**

#### Action on bids to abate all nuisances at 1061 Wooded Pond Drive

Mr. Wolfe noted that this is the second time the Township bid for this service. He explained that 1061 Wooded Pond Drive is a property that has been abandoned for over a year. He noted after it was abandoned, there was a water leak and the townhouse flooded resulting in a significant mold problem. He explained that the Township had a specialist investigate the property to determine the proper course of action to remediate the code violation. He noted that it was reduced to bid specifications which were advertised publicly. He noted that no bids were received for the first bid advertisement and only one bid was received for the current bid advertisement. He noted the sole bid received was from Melon Certified Restoration in the amount of \$23,785.46. He reported that staff has reviewed the bid and found it to be complete. He noted that it is staff's recommendation that the Board act to approve the bid this evening.

Mr. Wolfe noted in approving the bid, the Board should be aware that although the property is a foreclosure and abandoned, the mortgage company has not taken possession of the

property. He explained that there is an outstanding debt for the property in the amount of \$175,000. He noted that the Township believes, that in an acceptable condition, the resale value for the property would be \$140,000. He noted that the municipal lien for the remediation and other costs that the Township has incurred to date as well as any back taxes or sewer liens would come before any mortgage liens. He explained, since the Township will be in a lien position, and not a foreclosure position, until the mortgage company forecloses on the property or it is sold for sheriff's sale, the Township will not get its money back. He explained that the Township would upfront the costs for remediation and wait for the property to be sold in the future.

Mr. Seeds noted Mr. Wolfe stated that the mortgage company has taken over the property. Mr. Wolfe answered that they have foreclosed but they have not taken possession of the property. Mr. Seeds noted that the restoration company will cut out the drywall and remediate the mold, but what happens after that. Mr. Wolfe answered that the property is sealed and the Township must wait for the bank to foreclose. Mr. Seeds questioned if anyone puts the walls back in order or would it be sold in that condition. Mr. Wolfe noted that this is a townhouse and there are abutting property owners and the Township can't let the mold continue. He noted that the mold is a codes violation, but once it is abated and the house is sealed, it can sit until someone sells it. Mr. Seeds questioned if it could affect the fire walls. Mr. Wolfe noted that the fire wall is preventing the adjoining properties from contamination.

Mr. Hornung questioned if there were no bids received the first time and only one bid the second time. Mr. Wolfe answered that was correct, and part of the problem is that remediation experts are very busy due to all the flooding that has occurred in the area this past summer. Mr. Hornung questioned if the bid amount is reasonable. Mr. Wolfe suggested that it might be a little high as staff was expecting it to be roughly \$20,000 to \$21,000.

Mr. Crissman made a motion to approve the bid for the removal of contents and the abatement of all nuisances at 1061 Wooded Pond Drive to Mellon Certified Restoration in the amount of \$23,785.46. Mr. Blain seconded the motion. Mr. Hawk called for a roll call vote, and a unanimous vote followed.

### **NEW BUSINESS**

#### Action on Amendment #3 to lease of the Friendship Center West Annex with PinnacleHealth Hospitals.

Mr. Wolfe noted that Amendment #3 allows PinnacleHealth to exit its lease one month early and in doing so they will exit the building on December 15, 2011 while providing payment to the Township for the entire month of December. He noted that this will allow Drayer Physical Therapy, the approved bidder, to take occupancy of the space on December 15, 2011. He noted that this is a good thing for the Friendship Center as PinnacleHealth is cooperating in this process. He noted that staff recommends approval of the Third Amendment to the lease with PinnacleHealth for the Friendship Center West Annex.

Mr. Seeds noted that Drayer's lease won't begin until January 1, 2012. Mr. Wolfe answered that it will begin December 15, 2011. Mr. Crissman explained that PinnacleHealth will be making a full payment for the month of December and Drayer Physical Therapy will be making a half month payment for the month of December.

Mr. Crissman made a motion to approve Amendment #3 to the lease of the Friendship Center West Annex with PinnacleHealth Hospital. Mr. Blain seconded the motion. Mr. Hawk called for a voice vote, and a unanimous vote followed.

### IMPROVEMENT GUARANTEES

Mr. Hawk noted that there were two Improvement Guarantees.

#### Old Iron Estates, Phases I, III, & IV

A reduction in a letter of credit with Fulton Bank, in the amount of \$37,100.00 with an expiration date of December 6, 2012. This was reduced and combined Phases I, III & IV.

Old Iron Estates, Phase II

A reduction in a letter of credit with Fulton Bank, in the amount of \$95,310.00, with an expiration date of March 15, 2012.

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

**Payment of Bills**

Mr. Seeds made a motion to pay the bills of Lower Paxton Township and Lower Paxton Township Authority. Mr. Crissman seconded the motion. Mr. Hawk 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 8:42 p.m.

Respectfully submitted,

Maureen Heberle  
Recording Secretary

Approved by,

Gary A. Crissman  
Township Secretary