

LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS

Minutes of Board Meeting held October 16, 2012

The business meeting of the Board of Supervisors of Lower Paxton Township was called to order at 7:41 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, Gary A. Crissman and David B. Blain.

Also in attendance were George Wolfe, Township Manager; Steve Stine, Township Solicitor; Joe McNaughton and Fran McNaughton, McNaughton Homes; and Ted Robertson and Watson Fisher, SWAN.

Pledge of Allegiance

Mr. Hawk suspended the recitation of the Pledge of Allegiance.

Approval of Minutes

Mr. Crissman made a motion to approve the minutes from the August 28, 2012 and September 11, 2012 workshop meetings, and the October 2, 2012 business meeting. Mr. Blain seconded the motion, and a unanimous vote followed.

Public Comment

No public comment was provided.

Chairman and Board Member's Comments

No comments were provided by Board members.

Manager's Report

Mr. Wolfe explained that Exelon Generation has completed the installation of a new state-of-the-art siren system around Three Mile Island (TMI) Generating Station as part of a \$13 million investment to upgrade sirens around the company's nuclear stations. The new system includes 96 sirens with improved sound coverage and battery back-up capability. This ensures that the sirens will be able to operate and provide notification if electrical service is interrupted. He noted that residents living in the southern part of the Township can hear the sirens when they are tested. The system will now undergo extensive testing in accordance with Federal Emergency Management Agency requirements for new siren systems. He noted that the second test will occur on Thursday, Oct. 18 at 12:30 p.m. for a full three minute test. He noted that there will be other subsequent tests and he will announce those dates at the next Township meeting.

Mr. Wolfe noted that Trick or Treat will be observed in the Township on Thursday, October 25, 2012 from 6 p.m. to 8 p.m. He noted that it is always held on the fourth Thursday in October, along with many other municipalities within Dauphin County. He noted the representatives from the three fire companies and Police Department will be on hand to provide security for a safe evening event.

Mr. Wolfe noted that the Parks and Recreation Department will hold an Old Fashion Hayride event on October 26, 27, and 28th in George Park from 6 p.m. to 8 p.m. The fee is \$3 per person. He noted that a pumpkin carving event will also be held at George Park on October 27 and 28th from 6 p.m. to 8 p.m. and the cost for this event is \$7.

OLD BUSINESS

Action to appoint Keystone Collections Group as the collector of delinquent Earned Income Tax in years prior to its appointment as the collector for the Dauphin County Tax Collection Committee

Mr. Hawk explained that he sits on the Dauphin County Tax Collection Committee for the Township and noted that it was a unanimous decision of the members of that Committee, representing some 40 Townships within Dauphin County, that since Keystone Collections Group has access to all the financial records and collections for the current tax year and the previous years that we should select them to provide the collection service for delinquent accounts.

Mr. Hawk made a motion to appoint Keystone Collections Group as the collector of delinquent Earned Income Tax in years prior to its appointment as the collector for the Dauphin County Tax Collection Committee. Mr. Crissman seconded the motion. Mr. Hawk called for a voice vote and a unanimous voted followed.

NEW BUSINESS

Agreement authorizing the recovery of the third party collection fees for delinquent account collection services provided by Modern Recovery Solutions

Mr. Hawk noted that the Board previously passed the Resolution for this during the Authority Meeting. Mr. Blain noted that the Board of Supervisors must approve the agreement as well.

Mr. Blain made a motion to authorize the recovery of the third party collection fees for delinquent account collection for sanitary sewer bills by Modern Recovery Solutions. Mr. Crissman seconded the motion. Mr. Hawk called for a voice vote and a unanimous vote followed.

Final subdivision plan for Autumn Oaks, Phase II A

Mr. Wolfe noted that The McNaughton Company has submitted a plan for Phase II A of the Autumn Oaks Plan. Phase II A consists of fourteen lots, and will contain fourteen single family dwellings.

Mr. Wolfe noted that the Board may recall that the McNaughton Company owns 313.47 acres of land off of Patton Road; 133.387 acres are located in the R-C Residential Cluster Zoning District, 177.49 acres are zoned R-1, Low Density Residential District, and a 2.55 acre portion of the tract is zoned CO, Conservation District. He noted that the Residential Cluster development is Autumn Oaks. He explained that the overall plan contains a 203 unit residential cluster development, 6 fee simple open space lots and the residual lot. He noted that the Cluster Development will consist of 92 single family lots, 40 duplex units, 47 villa units and 24 townhouse units. The property will be served by public sewer and public water.

Mr. Wolfe noted that the Board of Supervisors granted approval of the Preliminary Subdivision Plan for Autumn Oaks on August 5, 2008 to include the following waivers with the preliminary plan approval: 1) Waiver of the minimum street intersection separation requirement; 2) Waiver of the requirement to provide curbing and widening of Parkway West; 3) Waiver of the requirement to provide vertical curb. Slant curb is proposed; 4) Waiver of the requirement to provide Type "C" inlet grates in streets; 5) Waiver of the requirement to provide low flow channel and basin under drain in basins; 6) Waiver of the requirement that driveways shall be located not less than ten feet from a catch basin, drain inlet, or fire hydrant; 7) Waiver of the requirement that there be a maximum of twenty dwelling units on a cul-de-sac; 8) Waiver to allow the placement of islands within a cul-de-sac turnaround; 9) Waiver of the street cart way widths; 10) Waiver of the street horizontal curve requirement; 11) Waiver of the requirement

regarding the sidewalk location; 12) Waiver of the paved turnaround requirement; 13) Waiver of the requirement to reduce the street vertical curve sight distance requirement. He noted that they followed through with the approval for the final plan for Phase II A, and the waivers will have to be added into that approval.

Mr. Wolfe noted on September 12, 2012 the Planning Commission recommended approval of this plan. He noted that there are two site specific conditions and seven general conditions. He noted that HRG provided one subdivision comments and four stormwater management comments.

Mr. Wolfe noted that Mr. Joel McNaughton is present to represent the plan.

Mr. McNaughton noted that the plan calls for 14 single-family detached lots provided for on the extension of Silver Maple Drive. He noted that the street design and utility design is exactly per the preliminary plan; however, he is replacing the 24 luxury townhomes with the 14 single-family detached homes. He noted that the sanitary sewer design has been approved as well as the erosion and sedimentation plan. He noted that he has reviewed the staff and engineering comments and is in agreement and in compliance with all those listed items.

Mr. Crissman questioned Mr. McNaughton if he is able to speak on behalf of the applicant. Mr. McNaughton answered yes.

Mr. Crissman noted that the 13 waivers were previously approved and he questioned if Mr. McNaughton was in agreement with the two site specific conditions. Mr. McNaughton answered yes.

Mr. Crissman questioned if Mr. McNaughton was in agreement with the seven general conditions to include the five comments from HRG, in their letter dated September 27, 2012, that they have been completed or will be completed. Mr. McNaughton answered yes.

Mr. Crissman made a motion to approve the final subdivision plan for Autumn Oaks, Phase II A with the following waivers and conditions: 1) Waiver of the minimum street intersection separation requirement; 2) Waiver of the requirement to provide curbing and widening of Parkway West; 3) Waiver of the requirement to provide vertical curb; slant curb is proposed; 4) Waiver of the

requirement to provide Type "C" inlet grates in streets; 5) Waiver of the requirement to provide low flow channel and basin under drain in basins; 6) Waiver of the requirement that driveways shall be located not less than ten feet from a catch basin, drain inlet, or fire hydrant; 7) Waiver of the requirement that there be a maximum of twenty dwelling units on a cul-de-sac; 8) Waiver to allow the placement of islands within a cul-de-sac turnaround; 9) Waiver of the street cart way widths; 10) Waiver of the street horizontal curve requirement; 11) Waiver of the requirement regarding the sidewalk location; 12) Waiver of the paved turnaround require; 14) All conditions of the preliminary plan shall be complied with; 15) Provide a signed Operations and Maintenance Agreement; 16) Plan approval shall be subject to providing original seals and signatures; 17) Plan approval shall be subject to the payment of engineering review fees; 18) Plan approval shall be subject to the establishment of an automatically renewable improvement guarantee for the proposed site improvements; 19) Plan approval shall be subject to the Dauphin County Conservation District's review of the Erosion and Sedimentation Control Plan; 20) Plan approval shall be subject to Lower Paxton Township Sewer Department's review and approval of the sanitary sewer design; 21) Final plan approval shall be subject to payment of fee-in-lieu of 14 units @ \$793.08 each (\$11,103.12) in accordance with the agreement made with Lower Paxton Township Park and Recreation Department; 22) and Plan approval shall be subject to addressing the five comments of HRG's memo dated September 27, 2012. Mr. Blain seconded the motion. Mr. Hawk called for a roll call vote: Mr. Blain, aye; Mr. Crissman, aye; Mr. Hornung, aye; Mr. Seeds, aye; and Mr. Hawk, aye.

Waiver request for the approved preliminary/final land
development plan for Holy Name of Jesus Church

Mr. Wolfe explained that the Board discussed this request from Holy Name of Jesus Church at it previous workshop session. He noted that the request is to remove the requirement

to install a fence around the detention basin for the plan. He noted that is the only item that would change in regard to this waiver.

Mr. Blain made a motion to approve the waiver request for the approved preliminary/final land development plan for Holy Name of Jesus Church to remove the fence around the detention basin for the plan. Mr. Seeds seconded the motion. Mr. Hawk called for a roll call vote: Mr. Blain, aye; Mr. Crissman, nay; Mr. Hornung, aye; Mr. Seeds, aye; and Mr. Hawk, aye.

Improvement Guarantee

Mr. Hawk noted that there was eight improvement guarantees.

Schiavoni LTD/Monticello

An extension and 10% increase in an escrow with Lower Paxton Township, in the amount of \$65,884.50, with an expiration date of October 16, 2013.

Meadowview Village

An extension and 10% increase in a bond with Lexon Insurance Company, in the amount of \$69,031.67, with an expiration date of October 16, 2013.

Meadowview Village – Office Building

An extension and 10% increase in a bond with Lexon Insurance Company, in the amount of \$65,096.91, with an expiration date of October 16, 2013.

Spring Creek Hollows, Phase IA

An extension and 10% increase in a letter of credit with People Bank, in the amount of \$75,674.49, with an expiration date of October 16, 2013.

Bishop McDevitt

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 October 16, 2013.

Deaven Woods

An extension in a letter of credit with Integrity Bank, in the amount of \$272,690.00, with an expiration date of October 16, 2013.

Kendale Oaks, Phases II & III

An extension in a letter of credit with M&T Bank, in the amount of \$225,335.83, with an expiration date of October 16, 2013.2521

2521 Patton Road

A reduction in a letter of credit with Susquehanna Bank, in the amount of \$78,050.50 with an expiration date of October 16, 2013.

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

Stormwater Guarantee

6652 Devonshire Heights Road – Terry Loughran

A release in an escrow with Lower Paxton Township in the amount of \$8,275.30.

Mr. Wolfe noted that the Loughran's requested the Board, at the recent workshop session, to release the improvement guarantee posted for stormwater facilities that was approved by Board at that workshop session. He noted that the release will be conditioned upon the fact that all work for stormwater facilities must be completed and approved by staff prior to the issuance of a building permit. He noted that this release has been reviewed by Mr. Stine and determined to be acceptable.

Mr. Crissman made a motion to approve the stormwater guarantee. Mr. Seeds 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.

Announcement

Mr. Crissman reminded the viewing audience that the next business meeting will be held on Monday, November 5th. He noted that the meeting will be held on Monday night as Tuesday is Election Day.

Adjournment

There being no further business, Mr. Crissman made a motion to adjourn the meeting. Mr. Hornung seconded the motion, and the meeting adjourned at 7:47 p.m.

Respectfully submitted,

Maureen Heberle
Recording Secretary

Approved by,

Gary A. Crissman
Township Secretary