

LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS

Minutes of Board Meeting held September 9, 2008

A workshop meeting of the Board of Supervisors of Lower Paxton Township was called to order at 7:11 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; Lori Wissler, Community Development Manager; Dianne Moran, Planning and Zoning Officer; Bob Weidner, Richard Chinapoo, and Tom Correal, Capital Area Soccer Association; Walter Shatto, Charles Barto and Robert Kepler, Koons Memorial Park Pool; Francis McNaughton, Joel McNaughton, McNaughton Company; Tom Gottfried and Tim Mellott, Mellott Engineering.

Pledge of Allegiance

Mr. Crissman led the recitation of the Pledge of Allegiance.

Public Comment

No public comment was provided.

Continued discussion with CASA regarding turf improvements
to soccer fields at Thomas B. George Jr. Park

Mr. Wolfe noted that, last week, the Board members met with representatives of the Capital Area Soccer Association (CASA) at the Thomas B. George Jr. (George Park) on a mini-road tour to view the conditions of the fields. He noted that CASA had made a request to sod or establish significant improvements to the two soccer fields at George Park. He noted that part of the discussion involved the Township's willingness to relinquish some control of the use of the fields. He explained that the purpose of the meeting is to 1) approve CASA's request to apply sod and relinquish control of the two fields; 2) cooperate with CASA on a joint improvement project to improve the fields as soon as possible; or 3) improve the fields as a Township effort on a schedule that is estimated to take two to three years.

Mr. Wolfe noted that the Board members were provided an estimate from Brian Luetchford, Parks and Recreation Director, to improve turf grass at the two soccer fields located at George Park. He noted that the estimate is to be used as a guide for the budget for field improvements using a top dressing of mulch.

Mr. Wolfe noted that Bob Weidner, Richard Chinapoo and Tom Correal are present to discuss the request.

Mr. Weidner thanked the Board members for meeting with members of CASA last week, to look at the fields in George Park. He noted that it was very helpful to see the current conditions of the fields.

Mr. Weidner noted that the first topic of discussion is the usage of the two fields. He explained, if CASA is to put significant funds into the soccer fields, then there must be a good explanation for the guidelines for using the fields. He suggested that the fields would be primarily for soccer use, and CASA would have the ability to reserve the fields for its use on a long-time continuous basis.

Mr. Weidner noted that with regards to the quality of the fields, CASA's goal is to provide a very high quality field, ideally better than found at Ranger Park. He noted that further discussion would be needed for the cost sharing issue.

Mr. Weidner noted that CASA is willing to put \$100,000 into the establishment of the soccer fields, which is a significant amount of money, but would like some assurance of the overall longtime usage of the fields.

Mr. Hawk noted that it is a large expense for CASA to outlay, but if the work was done in one swoop, then the fields would be ready much sooner than if the Township performed the work. He noted that Mr. Chinapoo was looking to create a good quality playing field that would be acceptable to a higher level of play. Mr. Chinapoo noted that the Board members saw the quality difference between the Ranger Park fields and the George Park fields.

Mr. Hawk questioned, if Mr. Chinapoo suggested that it would take two to three years to develop a good playing field. Mr. Chinapoo answered, if the fields were developed as Mr. Luetchford suggested, it may take a year to have decent fields. He noted that he would find that acceptable as long as he would be assured that the fields would be at a quality level to be used for soccer. He stated, if the George Park fields are developed to a level slightly better than the Ranger fields, then CASA would be satisfied.

Mr. Hawk questioned if CASA needed to spend \$100,000 to get to that level. Mr. Weidner answered that there are two issues involved with this. He noted that CASA would be

comfortable with seeding, but some money would have to be spent to get to a certain level, turning over the soil, adding topsoil, and planting a super quality grass. He noted that it would take a year for the grass to come in, and this would require that people stay off the fields. He noted that using sod would provide for good turf, but maintenance would be needed to keep it watered, however, if the turf was planted this fall, the fields could be rested through the spring and used next fall.

Mr. Weidner explained that CASA would be fine with backing off, but he would not want the seeding to be completed without adding the topsoil, and filling in the divots. He noted that it took five to six years to get Ranger Field to the point that it is at now. He noted that it is a well rooted system. He noted that he would understand that the Township may not want CASA to sod, since it could present a precedent. He noted that he would be willing to install sod, but he needed to know that the fields would be used for soccer, and that CASA would be entitled to use the fields for a long-term basis.

Mr. Hawk noted that he would prefer to use the Township's approach, and see how long it would take to have the fields meet the standards that CASA is looking for.

Mr. Blain noted that the issue is that CASA needs to tell the Township what it wants to do, and if they install the sod, then the Township needs to ensure that those fields would be used for soccer, just as the fields at Ranger Park are. He suggested that the Township cannot restrict access to public fields in a public park. He noted, if CASA wants to invest \$100,000 in the fields at George Park, he would be for that, but the Township must permit public usage of the fields.

Mr. Chinapoo questioned if it was the Board's intent to work with CASA in the event that it decides to use Mr. Luetchford's plan and share the expenses. Mr. Crissman answered that the Board knows that it needs to do something with the fields, but the exclusivity of the soccer fields is not an option. Mr. Weidner questioned if the organization could reserve the fields. Mr. Blain explained that when George Park was built, the Township told CASA that there would be two soccer fields, and that they would be permitted to use the soccer fields, the same as Ranger Park. He noted that CASA reserves the park system for Ranger Park for soccer, and that would be the same thing for the two fields at George Park. He noted that when the fields are not in use, someone could use the fields to throw balls. Mr. Weidner noted that he understood this point.

Mr. Hornung noted that the way CASA uses the fields at Ranger Park would remain the same for the George Park fields, regardless of who sods or plants the fields. He noted that the Township would not change that. Mr. Weidner explained that he wanted Mr. Correal and Mr. Chinapoo to hear that response. Mr. Hawk noted that CASA had stated that it has no objection to

other people using the fields for playing games. Mr. Chinapoo noted that the use should be within reason, and he would not want someone to rip up the fields, and he stated that he would notify the Township if this was occurring.

Mr. Hornung noted that the existing procedures in which CASA acquires soccer fields would not change no matter what happens with the fields. He noted that he wants it to be clear that other services are not, and will not be provided to CASA for the use of the soccer fields.

Mr. Hawk suggested that it would be more financially expedient to use Mr. Luetchford's plan than to spend the \$100,000.00.

Mr. Weidner noted that there is a marketing issue for what CASA is trying to do long-term and short-term. He explained that CASA wants to improve all the fields that they use, and they do not mind putting money into those fields, even if they are Township-owned fields, if it helps to improve the quality of those fields. He noted that the long-term goal is to create higher level playing fields. Mr. Hawk noted that what exists now would not get any better or any worse. Mr. Hornung noted, if the Board was willing to put \$18,000 into fixing up the fields, and if CASA still wanted to plant sod, the Township could put \$20,000 towards the sod, but he did not know how the other Board members would feel about that. He noted that the Township would have to buy the sod, and explained that this could be another possible option.

Mr. Weidner questioned if the \$20,000 would still be available if CASA decided to contribute the right quality seeding and topsoil layering. Mr. Crissman noted that the bottom line is that the usage of the fields remains status quo. Mr. Weidner noted that Mr. Blain identified that those fields were identified for soccer from the beginning. Mr. Blain noted that the Township would put a certain amount of money into the fields to help CASA develop the fields, but, at the end of the day, it comes back to the use.

Mr. Crissman noted that the fields belong to the Township and it reserves the right to use them in any way fit, but CASA's usage would remain the same. He noted that the issue for the fields that are being reserved, but not used, still needs to be resolved. Mr. Weidner noted that he has some answers for that issue and would get those answers to Mr. Crissman.

Mr. Hornung noted that there are some soccer fields that CASA uses for practice that are equally or in worse condition. Mr. Weidner noted that he is permitted to use those fields in the fall, as the baseball teams use those fields the rest of the year.

Mr. Seeds suggested that Mr. Weidner should go back to discuss the issues with his Board and then meet with Mr. Luetchford for further discussions.

Mr. John McGovern, 4306 New York Court, questioned how much of the taxpayers dollars are going into soccer fields, what age groups would be involved, and would this apply to the baseball, softball, and football fields. He noted that, in the past, he was very involved in fundraising in order to purchase all the things that his baseball teams wanted, and CASA just comes in and gets its own soccer fields. He noted that \$18,000 is a lot of money to spend on a soccer field, as it would have paid for a lot of kids to play baseball. He noted that he would make it known that anyone could come in to ask for financial assistance with their sports programs. Mr. Seeds noted that the Township has always supported many sports groups.

Mr. Hornung explained that Mr. McGovern misunderstood the entire conversation. He explained that the fields are not fit to play on, and it is not a matter of CASA asking for money, it's a matter of bringing the fields up to a playable standard. Mr. McGovern noted that the funds are for soccer. Mr. Hornung noted that it doesn't matter if it was for soccer or anything. Mr. Wolfe noted that the Township would be putting money into baseball fields at the same park, including fencing etc. Mr. McGovern questioned if this would also be done for Kohl Park. Mr. Wolfe noted that the discussion only concerns George Park. Mr. Crissman noted that this discussion involves fields throughout the entire municipality that require ongoing maintenance. He noted that the two areas under discussion are areas that need to be taken care of, so it doesn't matter if CASA is here or not, money would need to be budgeted to take care of fields, whether it is this field or another field. Mr. Seeds noted that CASA would be helping the taxpayers by donating funds. Mr. Blain noted that it would cost the Township \$18,000 to improve the turf, whether CASA helps or not. Mr. McGovern questioned why this needed to be done. Mr. Blain noted that the fields are unsafe and unplayable. Mr. Hawk noted that you can't walk on the fields without turning an ankle, so for the safety of the children, the fields need to be improved.

Review of a proposed amendment to the zoning ordinance
in regard to public utility substations.

Mr. Wolfe noted that the Township received a request from a cell tower company who wishes to build a cell tower on a Pennsylvania Power Light (PPL) utility substation site. He noted that, currently, a cell tower is not permitted on a utility substation site. He noted that there are very few facilities in the Township where there are substations; one at Devonshire Heights and Beaver Roads, and another at Page and Spring Creek Roads. He noted that this amendment would permit cell towers to be located on utility substation sites when they are in the Conservation Open-Space District or the Residential R-1 District, and only as special exceptions.

Mr. Wolfe noted that this ordinance would be advertised in accordance with the Pennsylvania Municipalities Code guidelines.

Mr. Wolfe noted that the amendment would make sense as poles, wires and fencing would already be located at the site. Mr. Crissman noted that it makes sense as it would be contained in the same immediate area. Mr. Wolfe noted that it would be a use that would be very much in line with the utility use that exists at a substation. .

Mr. Seeds questioned if the five listed locations would be added as locations for the cell towers to be placed. Mr. Wolfe answered that they would. Mr. Seeds questioned if it would cover such locations as cable substations. Mr. Wolfe noted that it would only include water, sewer, natural gas or electric utilities.

Mr. Hornung noted that most substation sites are small. Mr. Wolfe suggested that they are an acre in size. He noted that there are setback requirements for cell towers that would require a larger area as a special exception.

Mr. Seeds questioned Mr. Wolfe if he was in favor of the change. Mr. Wolfe answered that he was.

Continued discussion with Walter Shatto
regarding funding for Koons Park

Mr. Wolfe noted that Mr. Walter Shatto was present to address the Board members on the issue of funding for Koons Park Pool.

Mr. Shatto explained that he sent information to Mr. Wolfe that was requested by the Board members from a previous meeting. He distributed a revised copy of that memorandum. He noted that this meeting was requested as a result of the previous meeting where he requested funding to meet the operations shortfall of \$5,000. He noted that the Board did not make a decision at the previous meeting, but recommended that he come back after reviewing a report given to the Township on the condition of the pool, and with a business plan for next year's operations, and with identified support champions who would support future operations of the facility.

Mr. Shatto noted that he reviewed the report on the pool conditions provided by Mr. Wolfe from Mr. Luetchford. He noted that the operational mission statement for the Koons Pool Swim Club Board of Directors is to provide all members of the community an affordable, conveniently located, family recreation swim center, operating in a self-sufficient, non-profit manner with funding derived mainly through seasonal membership, daily guest fees, and concession operations.

Mr. Shatto noted that the Board has additional comments regarding memberships and membership drives.

Mr. Shatto explained that he reviewed the report on the pool and spoke to Mr. Ray Knepper of Aqua Specialists. He noted that adequate studies were not conducted in the assertion that Koons Pool is significantly inadequate in performance. He noted that it was inaccurate to make a statement that merits its demise.

Ms. Shatto noted that the operations experience that he could attest to through the season has an exhibit of the contrary findings. He noted that he had no problems in starting the pool, its level of water were consistent with operations levels, even from shutdown last year to the point of startup for this year. He noted that very little water was required for the pool. He noted that the pumps helped to clean up the water for the pool, and clean water was not provided for the pool this year due to the lack of time.

Ms. Shatto noted that his request is for support of the cash shortfall for this summer season that was somewhat due to the late opening of the pool.

Mr. Shatto noted that, with new pool staff and the Board of Directors' support, and the regimented membership drive for the 2009 season, the pool Board expects to regain funding levels commensurate with the operating and capital maintenance requirements. He noted that there are some repairs that would be necessary, but they are not as catastrophic as the report led to believe. He noted that there were no studies done, no measurements taken; it was only a quick walk-through assessment.

Mr. Shatto noted that he asked Mr. Knepper what studies he had to back up his statement, and he replied that there was nothing available. He noted that unless there was another organized assessment that found major defect, with some minor repairs to the facility, he expects the pool to continue to function.

Mr. Hawk noted that Mr. Shatto stated that he was coming to the Township to seek continued financial support. He questioned if this would be as a result of a series of ongoing difficulties with the pool operations and mechanicals, noting that he would be concerned if the request would change from financial support for this year's deficit to an annual dependency. Mr. Shatto answered that this is his first efforts as a Director, and as far as he knew the pool was to be shut down this year. He noted that there was no assistance from last year's operators except for the Secretary and Treasurer. He explained that his assessment is based on this year's operation with a membership of 20 to 25 members. He noted that the pool has survived with as many as 100 memberships. He noted that with an increase in the membership dues, the pool

could survive with 80 memberships for the 2009 season, providing at least \$20,000 for pool operations. He noted for the current year, the operations cost \$17,000, and with what was in the treasury from the past season, they earned close to \$10,000 for this season.

Mr. Seeds noted that the Township subsidized the pool even when it had 100 members for the opening and closing costs. He noted, if Mr. Shatto's request was for continued support, the Board did not mind helping in the past, but he would like to see the pool become self supporting. He noted that the Friendship Center is self-supporting, and it is very hard to make that happen, but the Board insists that it continue to be self-supporting. He noted that the Board can't continue to support the pool. Mr. Shatto noted that he is concerned that he may have used the term continuing, but he doesn't remember saying that. He noted that the mission statement states that the pool would be self-sufficient, and he noted that the implication is an effort of self-sufficiency.

Mr. Hawk noted that the Board wants to see programs continue, but there are more and more programs, and every time an organization gets into financial trouble, it is wrong to expect the Township to bail them out.

Mr. Blain noted that one concern of the Board is the pool's Board of Directors structure. He noted that the pool did not open on time due to a collapse of its internal structure. He noted that the Board would like to see some returns on its investments, and he noted that the Board could provide money to fund the rest of the operating season, but he needs a guarantee that the pool Directors will absolutely hit the goals discussed, and that they have the right personnel to actively increase the membership. He noted that a gentleman approached the Board earlier in the year that was running the organization and he requested help, but nothing more was heard from him.

Mr. Charles Barto noted that he was that person, and he did not walk away from the pool. He noted that he would like to see the pool become self-sufficient. He explained that the last two payrolls for the pool were made out of his pocket, and self-sufficiency is the goal of the pool.

Mr. Barto explained that Mr. Shatto's engineering skills enabled the operations of the pool for this season. He explained that there are very few issues with the physical plant of the pool. He explained that the Board of Directors of the pool hit the Township hard the year it needed a new pump, but he believed that efforts made in the off season, trying to get 100 family memberships, would generate enough operating funds to run the pool through next year. He noted that 80 memberships, as well as the day care centers who used the pool, and the three elementary schools for the "Learn To Swim" program would be a great asset for next year's

budget. He noted that only the Linglestown Elementary School used the pool this year, but over 100 children participated in the program. He noted that the pool is running lean and mean, and he believes that self-sufficiency is around the corner.

Mr. Barto explained that he could not use much more of his personal funds to keep the pool running, noting that he paid the payroll, but not the withhold taxes. He noted that he believes that the pool has turned the corner with the volunteers who are willing to help out. He noted that he is trying to figure out where the study came up with a cost of \$200,000 to keep the pool in operating condition. He noted that if you had to re-pipe everything from the pumps to the pool, it is only a distance of the size of this room using PVC pipe. He noted that it would not cost \$200,000 to do that. He stated that he believes that the pool could operate next year, but at this time, there is a serious shortfall and that is due to the fact that the pool did not open until the middle of June.

Mr. Hawk questioned how serious Mr. Shatto was with 80 memberships. Mr. Shatto answered that the membership forms did not go out until the middle of June and that is why they only had 20 memberships. He noted that the grass was three foot high and there was no effort to accommodate the opening of the pool.

Mr. Blain noted that if you take away the piping issues for the pool, he questioned how committed the Board of Directors are to keeping the pool open. He questioned whether there would there be an active push to get 80 to 100 members next year to regain financial footing. He questioned how many people are on the Board and how active are they. Mr. Shatto answered that there are three serious Board members at this point. He noted that his daughter-in-law was in charge of the management structure for the pool. He noted that the lifeguards are present at the meeting tonight. He noted that his grandchildren are the reason he is present to address the Board members. He noted that the pool is conveniently located, and many children can ride their bikes to the pool.

Mr. Hawk noted that the Pool Board must be willing to serve more than 20 memberships. Mr. Shatto noted that that was all he was able to raise for this year out of a very limited effort.

Mr. Doug Kepler noted that his first job was as a life guard at Koons Pool under Mr. Lingle. He noted that he has managed swim teams at other locations, and has spent 10 years in advertising and promotion as a general manager for a television company. He noted that he understands what it takes to run a pool, and the difference for this year, is the new support and new blood. He noted that it could be done with the talent and persons committed to the pool. He noted that the facility is guarded with Mr. Shatto's help, but the difference with the community is

in advertising. He noted that advertising to the parents is the wrong way to go, and he suggested that it must be directed towards the children. He noted that there are many other opportunities for the way for kids to spend their time; however, if the Board can push the pool opportunities, such as a swim team, it would promote pool membership.

Mr. Kepler noted that he would like to sponsor special events for children at night, possibly having a band for a night of entertainment, Learn to Swim programs, and just promote the pool earlier in the year to get the kids attention. He noted that the Board needs to do more than just operate a pool, and offer other events.

Mr. Seeds questioned if Mr. Kepler was planning to start a swim team. Mr. Kepler answered that it would be worthwhile. Mr. Seeds noted that he was told that the pool was not deep enough for the lanes. Mr. Barto answered that the shallow end is a little over three foot and a swimmer can do a turn, but not a flip. Mr. Crissman noted that it would be too tight for a flip turn. Mr. Seeds noted that he joined Penn Colonial Pool because he wanted his children to be able to swim and dive. He suggested that parents joined other pools because they wanted their children to be on swim teams. Mr. Kepler noted that the pool was designed to be a racing pool.

Mr. Hawk questioned how many people present were involved with the pool and a show of five hands was raised. Mr. Shatto noted that, in addition to those present, his family is very involved in the pool.

Mr. Seeds questioned how many memberships it would take to make the pool self-sufficient. Mr. Barto suggested that 80 family memberships would make it self-sufficient. Mr. Shatto explained that the pool also receives income from the daily passes. He noted that people come from Hummelstown to use the pool, and many single-family parents use the pool. Mr. Seeds noted that he used the pool one day, but they did not take his name, and he suggested that someone needs to account for every guest.

Mr. Shatto noted that the pool sponsored a Learn to Swim program, and private groups and cubs scouts used the pool. He stated that he would solicit the daycare centers to use the pool. He noted that he would like to work with the Township in conjunction with the pavilion rentals. He suggested that the people using the pavilions on the weekend could use the pool.

Mr. Shatto explained that it was a skelton operation for this season and the shortfall was only \$5,000. He suggested that it was a testament of what could happen if the right people come together.

Mr. Kepler noted that the pool must start its operations much earlier.

Mr. Seeds questioned if the pool needed start-up funds for next year. Mr. Shatto noted that his daughter-in-law has a list of items that needs to be done to get ready for next year. He noted that a membership drive would start immediately, possibly offering a discount up to the first of the year, and then an early membership rate could be charged, and then an in-season membership rate. He noted that membership funds are only a portion of the funds available. He noted that he has received support from two local sports retailers who are willing to help with promotional fund drives.

Mr. Crissman noted that the pool needs \$5,000 to get out of debt. Mr. Shatto answered that that was correct. Mr. Hornung questioned if that included the payroll taxes. Mr. Barto noted that it should include the payroll taxes, but he would have to check for the sales tax as he and Mr. Shatto do not handle the books.

Mr. Crissman questioned how much the Board would need to open the facility next year. Mr. Shatto noted that he opened the pool with nothing this year. He noted that some wall mending's would be needed; therefore, the pool would have to be drained. He noted that some painting would be needed as well. Mr. Seeds noted, if the Pool Board sells memberships between now and then, they would have capital to start the season with. Mr. Shatto suggested that he would need \$5,000 to \$6,000 to open the pool. Mr. Crissman questioned how much it would cost to operate the pool next summer season. Mr. Shatto answered that it would cost between \$20,000 to \$25,000. Mr. Crissman questioned how much it would cost to close the facility next year. Mr. Shatto noted that it would only be a matter of closing lines and leaving the water in the pool, and it would be done on a volunteer level and would cost nothing.

Mr. Hawk noted that it would cost roughly \$37,000 to operate the pool for the 2009 season. He explained that the Board wrestles with the idea that every time someone gets into trouble they can come to the Township since it has deep pockets. He noted that the Township only has so much money, and it comes from the taxes paid to the Township. He noted that the Township is limited in its funding too.

Mr. Hornung questioned if the Township provided any assistance this year to the pool. Mr. Seeds answered that nothing was budgeted for the pool for this year. Mr. Crissman noted that Mr. Shatto is asking for \$5,000. Mr. Seeds noted, if the Township paid the \$5,000, the Board could see how things progress for the next season's membership drive. He questioned if Mr. Wolfe could find some funds in the budget to pay the \$5,000.

Mr. Kepler noted that there are many things that could be done to raise funds, but the important thing is to get in the kids face, as they don't realize that the pool is a lot of fun. Mr.

Seeds noted that he hopes that they can make it work, because it is almost like a last chance. He noted that the Township cannot continue to subsidize the pool, as the budget gets tighter every year.

Mr. Crissman questioned Mr. Kepler when he was planning to solicit memberships. Mr. Kepler noted that it would be right after the new year. Mr. Crissman noted that Devon Manor conducts their membership drive after January 15th, and Penn Colonial advertises their memberships around the same time. He suggested that Mr. Kepler should solicit memberships in the community immediately after the first of the year. Mr. Shatto noted that he hopes to have all the current members signed up by that time. He noted that letters would go out immediately after the end of the season to those members who supported the pool this year. Mr. Hawk noted that it is important for the Pool Directors to provide the Board members with a status report periodically.

Mr. Blain noted that he would like to see a prepared budget for next year, a marketing plan, one page in length, listing what is planned and with dates, a list of the Board of Directors, and their terms on the Board. He noted that he wants to see that the pool is operated in a professional manner. Mr. Crissman noted that he would like to see a mid-report in March 2009 in terms of what memberships are locked in, and again in May 2009.

Mr. Shatto noted that he plans to have a lot of those funds in place. He noted that his daughter-in-law is putting together a number of promotional activities for the pool. Mr. Blain questioned if the pool could raise the \$5,000 now if they actively promoted memberships for next year, noting that they could lock in the current rate or provide a 10% discount on next year's membership rate. He noted that the pool needs the cash now.

Mr. Shatto noted that the pool has a shortfall of \$5,000 and the suppliers need to be paid. He noted that there are some government funds that need to be paid now as well. He noted that a letter to the membership offering this year's pricing would be a good idea. He noted that the Directors are planning an increase in next year's membership.

Mr. Hawk noted that the pool has the support of the Board at this time, and the pool should continue to provide updates to Mr. Wolfe on behalf of the Board members. Mr. Kepler questioned if they needed to meet at a future workshop meeting. Mr. Seeds noted that Mr. Kepler should call Mr. Wolfe to get on the agenda.

Mr. Hawk adjourned the meeting at 8:14 p.m. to move from Room 174 to Room 171.

Mr. Hawk called the meeting to order at 8:20 p.m. He led the public in the recitation of the Pledge of Allegiance.

Continued discussions regarding the preliminary subdivision plan for
The Estates of Autumn Oaks

Mr. Hawk noted that it would be good to review some procedural issues concerning this plan. He noted that this is a workshop meeting, and the Board would be in a listening mode, no vote would be taken or decisions made this evening. He noted that during a previous meeting, the Board suggested that the citizens and the developer meet to try to come up with an acceptable agreement. He noted that the deadline for action on the plan was September 10, 2008, and the developer has granted the Township a 60-day extension on the plan. He noted that the plan must be voted on by November 10, 2008.

Mr. Hawk explained that the developer has the right to develop their land in accordance with the ordinances in place in the Township. He noted that many people who strongly oppose the plan, or don't like it, may feel if they get enough names on a petition that the plan can be voted down. He explained that the Municipalities Planning Code (MPC) sets the responsibilities of the Board and he stated that he was going to read a section of that Code to the audience. He noted that the MPC was drafted by the Pennsylvania State Legislature, and the Board must follow the rules as set by the Pennsylvania State Legislature.

Mr. Hawk noted that Section 508 of the MPC states, *"that when an application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall in each case site to the provision of the statute or ordinance relied upon. Failure of the governing body or agency to render a decision and communicate it to the applicant within the time and in the manner required herein shall be deemed an approval of the application in terms as presented unless the applicant has agreed in writing to an extension of time."* Mr. Hawk continued, *"from time to time an application or approval of a plan for development, whether preliminary or final, is duly filed as provided in the subdivision and land development ordinance, and while such application is pending approval or disapproval, no change or amendment of the zoning subdivision or other governing ordinance shall take affect."* Mr. Hawk noted that the Board is unable to change the rules in midstream. He noted that any defects must be communicated to the developer so they have the opportunity to correct it.

Mr. Hawk noted that there are no defects in the plan, and it meets all the requirements of the ordinances, therefore, the Township cannot change the ordinance in midstream, and the

Board is obligated to vote based on the plans and their compliance with the ordinances. He noted that any agreement the residents work out with the developer must still meet the terms of the ordinances. He noted that the Board must follow the MPC. He noted that the issue becomes how the residents work with the existing situation to bring about something that is agreeable to both parties.

Mr. Hawk noted that the time is 8:30 p.m. and he requested, if someone is a spokesperson for the group, and they have made all the major points, the Board does not want to hear the same comment ten times. He noted if a person wants to bring new information to the Board, then that is a different story. He noted if a person has any questions, they will be noted in the minutes, and rather than providing a quick answer from the floor, it would be good to record the questions and staff would provide a written response based on the terms of the ordinances.

Mr. Wolfe noted that it would be appropriate for staff to make a brief presentation of the plan, and the developer could provide more detailed information.

Mr. Wolfe noted that Mr. Eric Epstein is at the podium to make a presentation.

Mr. Epstein explained that he is the chairman of the Stray Winds Area Neighbors (SWAN), and knows most of the people present, but he does not represent all of them. He noted that there are neighbors who should be given the opportunity to raise questions, and he suggested that he would provide a brief presentation, noting that he has asked an engineer to make comments and raise additional issues, and then it would be good to provide folks with an opportunity to engage with the Board. He hoped that the Board would provide an opportunity to engage in dialogue with the McNaughton Company as well. Mr. Hawk noted that he was in agreement with this.

Mr. Epstein wanted to thank the Board for setting up the meeting, and the McNaughton Company for extending their plan deadline. He noted that he appreciated all that the neighbors have done, and for their attendance at this meeting.

Mr. Epstein noted that he would share the neighbors' concerns as a result of a meeting held with Township staff and the McNaughton Company representatives. He explained that it comes down to five points.

Mr. Epstein noted that the residents proposed a 100-foot buffer, noting that in the Forest Hills development, the buffer was a 30-foot, and the McNaughton's proposed a 10-foot buffer. He noted that he was looking for consistency and a fail safe in the event there are some issues. He noted that the buffer request would serve to retain existing tree lines and function as a safety barrier between the Centennial Acres properties and the basins. He noted that the western

property line for Forest Hills has a 30-foot buffer, and he suggested that 30-foot buffer around the development would be a fair and consistent buffer. He suggested that the plan could accommodate a 100-foot buffer but that would be the decision of the developer.

Mr. Epstein noted that he had a concern regarding the different wetland studies that vary, that would size lots over previously identified wetlands. He questioned if there was an analysis of bedrock and other geologic features that would assess infiltration around contiguous properties. He questioned where one million gallons of water would flow after a major storm event if the ground was already saturated around the adjacent property, and if the basins drain within a day to a day and a half. He suggested that this needs more analysis.

Mr. Epstein noted that there is a concern that the Homeowners Association would not be equipped to handle the engineering maintenance of the basins, and they proposed that the Township function to maintain these stormwater basins.

Mr. Epstein noted that the contractor should be required to have an escrow account to cover stormwater damage. He noted that there has been water issues with the McNaughton Company that have been acknowledge by the media. He noted that this was previously done for the Lowe's store on Union Deposit Road.

Mr. Epstein noted that the residents would like to have some type of safety fencing around the basins.

Mr. Epstein questioned what would happen if the water does not drain, noting the instances of West Nile Virus in the area. He noted that the Township should refer to its environmental ordinances pertaining to insect borne diseases.

Mr. Epstein noted that the last point is the lighting on the mountain. He noted that there is uniform consent among the neighbors that they are opposed to uniform lighting on the mountain. He noted that there is no lighting in Centennial Acres, Forest Hills, or Mountindale.

Mr. Epstein noted that these are the five issues addressed by the neighbors, and at this time, he asked Stephen Fulton to address the engineering issues. He noted that Mr. Fulton is Vice President of Environmental Services and Senior Engineer for the ARM Group, Inc.

Mr. Fulton noted, in addition to being a professional engineer, he is also a professional geologist. He noted that his work specializes in stormwater infiltration and management, as well as geotechnical issues. He noted that he has been involved in many projects like that that involve storm water concerns.

Mr. Fulton noted that he was approached by members of the Centennial Acres development.

Mr. Fulton noted that he has some particular concerns regarding the plan. He noted that the plan reminded him of a dozen of cases that he is working on where there have been storm water management problems and flooding concerns. He noted that his comments are made for the purpose of ensuring that his concerns don't become real concerns and to see if any adjustments can be made to the proposed development that would minimize the risks associated with the issues.

Mr. Fulton noted that the main concern is the proximity of the basins and their functions with respect to their location of the homeowners who are in a downslope location along the northern side of the Centennial Acres development.

Mr. Crissman noted that the report was just handed to the Board members and he questioned if he was to read the report or listen to Mr. Fulton. Mr. Epstein requested the Board members to listen to Mr. Fulton, noting that the report was provided for future reference.

Mr. Fulton noted that the major concern is the proximity and the configuration of the storm water management basins in terms of the slope to the proximity of the Centennial Acres properties. He noted that the existing conditions are a wooded hillside that has stormwater that runs down the hillside, infiltrates into the ground, and is evaporated back into the air as the trees suck up the water. He noted that once the development occurs, it would increase the amount of stormwater runoff on the hill. He noted that there would be less evapotranspiration and more stormwater runoff with the increased impervious surfaces from the roofs and roadways to be built.

Mr. Fulton noted that the stormwater management basins are built and designed to capture and retain stormwater to hold back the stormwater during big storm events so that the peak flow of water leaving the development is not higher than the peak flow of water that currently comes off the development. He noted that the basins have been reviewed by the Township Engineer and Dauphin County and have met the requirements in regards to the control and the rate of runoff. He noted that one issue that is not largely accounted for in those calculations is the volume of runoff. He noted that there would be an increase in the runoff volume from this proposed development, and the increase volume of water would have to go somewhere. He noted that the runoff would go into the stormwater management basin where it sits, or potentially infiltrates into the ground before it leaves the basin through the discharge structures. He noted that streams that run intermittently are going to run more frequently with higher flows. He noted that properties located on or near those streams would be dealing with

additional water that is not there now. He suggested that it would involve a much greater volume of water over a greater period of time.

Mr. Fulton noted the main concern is the additional volume of water, water that will run on the hill slopes; enter into the channels, flow down the hill into Centennial Acres. He noted that the same runoff is being captured at the southern end of the property, discharged into one location, just upslope from Centennial Acres. He noted that previously the water ran down the hillside and infiltrated into the ground, but now it would be directed into one location along the streams, noting that it is a greater volume of water than it was before. He noted that it represents some potential concerns, knowing that some of the home owners have experienced an increase in the pumping of their sump pumps from some limited clearing that was done. He noted that for the property owners located near the basins, he questions the discharge points and stream that receive the water, due to the greater volume of water, and suggested that the capacity of the soils to retain and drain that water is limited. He noted that there are already wetlands in the area, and that is an example of the limited ability of the soils to drain water.

Mr. Fulton noted that his greatest concern is the concentrated infiltration of water into the subsurface. He noted that water infiltrates and hits a clay layer or the top of bedrock layer and then it runs down along the slope to the bottom of the hill where there is a stream or where it will come out as a seep, but there are commonly subsurface flow patterns along steep slopes. He noted that in this case, where the detention basins are constructed on a steep slope, in some cases, they are proposing to remove ten feet of soil and storing up to ten feet of water in that location. He noted that unless the basins are lined with clay, or a liner, and depending on the subsurface geology, which he noted that he did not see any report for test borings, it is very likely that the developer would remove the shallow low permeability soils, intercept a level of gravel soils that convey water at a higher rate. He noted that when the water is sitting on top of the basins, it would go into that zone, flow laterally down the hill, and the homes downslope would be flooded with sub-surface water every time there is significant water in the basins. He noted that this occurs very often with the new stormwater Best Management Practices (BMP) infiltrations. He noted that the basins are not designed to specifically infiltrate water, but they are not designed to not infiltrate water, and they will promote the infiltration of water by removing the top ten feet of soil. He noted that the bottoms of the basins are very flat for water quality purposes, and have low flow channels which could restrict infiltration. He noted that the water sitting on a slope that is being infiltrated into the sub-surface results in all the properties downslope are calling the Township since their basements are flooded.

Mr. Fulton suggested that a good way to mitigate some of the problems, is to increase the buffer distance, noting that the further the basins are moved back, the more trees and room exists between the basins and the homes, the more opportunity for tree roots to suck out the water, more opportunity for evapotranspiration, and for the water to spread out and move down to decrease the impacts to the basins.

Mr. Fulton noted that runoff velocity is another issue. He noted that the slope is 15% and wooded, and when it rains, the water comes off the hillside into the residents backyards. He noted that when the basins are constructed, there will be slopes that are relatively tall and steep, up to 33%, and in some cases 50%, grass covered rather than tree covered, so rainfall will flow at a high velocity than it does now and right into the backyards of the properties. He noted by an increase in the buffer distance between the discharge locations and the side slopes and the homes, increasing the amount of trees would have an affect of slowing down the runoff rate and reducing potential problems with erosion and flooding.

Mr. Fulton noted that he has not been provided with calculations or a review of slope stability issues. He noted, if they haven't been done, he would recommend that they be done. He noted that the developer is proposing to build steep and large berms on what is already a steep slope. He noted that dependant on the configuration of the sub-surface, when it is saturated, and having a tall berm holding back 10 feet of water, there is a high potential for a sliding failure or slope failure that could cause potential damage other than flooding to the properties owners downslope. He noted, to push the basins up and leave more undisturbed ground between the basins and the homes, would decrease sliding.

Mr. Fulton noted that a list of questions was given to the developer and he was kind enough to put together a power point presentation and response to many comments. He noted that many were addressed very well, but he would like to mention two of concern.

Mr. Fulton noted that the developer was asked to list two examples of situations where there was no flooding of homes, but he noted that he was directly aware of at least a dozen projects where problems have resulted and he has been retained to mitigate the problems, figure out what caused them, and develop ways to stop the problem which would be much more costly than what it would be to address it in the design stage. He noted that one project occurred in Forest Hills due to steep slopes causing a property to be flooded and erosion that had to be corrected. He noted that another example is a development in Hampton Township, where McNaughton Homes was the developer where an area upslope of wetlands was disturbed and flooding occurred to the down flow properties. He noted that McNaughton Homes has been very

proactive and helpful to the residents in coming up with a solution to the problem. He noted that he would like to prevent a problem from occurring, and having to come back after a problem occurs to fix it.

Mr. Fulton noted that McNaughton Homes has agreed to plant additional buffer plantings along the southern boundary of the basins. He proposed that it would be better to leave more trees in place, noting that planting new trees would cost more money, and new trees don't always survive. He noted that the big trees that are currently planted in that location would do a much better job than newly planted trees.

Mr. Fulton noted that to the western end of the property, there is a drainage channel that is proposed to intercept much of the runoff to direct it over to the stormwater detention basin. He noted that the slope on that channel is relatively low which increases the chances of infiltration and flooding of the properties downslope. He noted that a little island of trees is shown, but he suggested relocating the channel up the slope as it would allow it to have a greater slope and less infiltration potential and enable a configuration of a bigger group of contiguous trees rather than an isolated group of trees.

Mr. Fulton noted that the document provided to the Board members is more detailed in scope.

Mr. Crissman questioned if the document is a synopsis of his presentation or supplemental information to the presentation just heard. Mr. Fulton answered that it is both, noting that his presentation is a summary of the information.

Mr. Epstein noted that the McNaughton Company has not had a chance to review the document as it was just distributed today.

Mr. Joel McNaughton, McNaughton Company, noted that also in attendance with him at the meeting is Francis McNaughton and Tom Gottfried, an engineer with Mellott Engineering.

Mr. McNaughton thanked the Board for providing an opportunity to speak to the members about the plan for the Estates at Autumn Oaks. He noted that the plans were first submitted to the Township on November 21, 2007, and during the Board's August 5, 2008 meeting, due to residents concerns, he agreed to table the plan and scheduled a meeting with the residents and SWAN to review, in more detail, the plan, and, in particular, stormwater management associated with the plan.

Mr. McNaughton noted that the Master Development Plan for Autumn Oaks is made up of two separate plans; it is one master community design with some items common to both plans, and advantages to the whole. He noted that the property is 313 acres in size and located in the

Low Density Residential (R-1), Residential Cluster (R-C), and Conservation (CO) zoning districts. He noted that he proposes to build 294 total dwellings units, with one lot reserve for a United Water PA water tank which will serve as a public water enhancement to the United Water PA service area for both Lower Paxton and Susquehanna Townships.

Mr. McNaughton noted that 203 units are proposed in the R-C section, based on a Yield Plan calculation that was approved by the Township at its August 5, 2008 meeting. He noted that he has submitted a First Phase final plan to the Township for that project since that meeting.

Mr. McNaughton noted that the Estates of Autumn Oaks is located in the upper reaches of the property, and 91 units are proposed, with each lot being a minimum 1-acre lot in size with the average lot size being 1.7 acres. He noted that the zoning district permits a lot as small as 20,000 square feet. He noted that many of these items were discussed during the residents meeting held August 27th, but he wanted to share the same information with the Board members. He noted that the tract is serviced by public water and public sewer and the utilities are underground, to include natural gas.

Mr. McNaughton noted that when he met with the residents on August 27th, he explained some of the planning process, noting that many things must be considered for the plan to get to this point. He noted that the existing features map noted that he must consider environmental features, such as wetland, steep slopes, topography, as well as, the zoning requirements of the Township, Dauphin County, Dauphin County Conservation District (DCCD), and State requirements to include Department of Environmental Protection and U.S. Army Corp of Engineer regulations.

Mr. McNaughton noted that the plan was designed to minimize the slopes and to comply with the Township ordinances. He noted, as Chairman Hawk stated, that the plan is compliant with those ordinances.

Mr. McNaughton noted that the plan was reviewed by the Lower Paxton Township and the Dauphin County Planning Commissions, and each agency has recommended approval of the plan. He noted that the design has been reviewed by the Township Engineer, Hebert, Rowland and Grubic, Inc., and has been reviewed by the Dauphin County Conservation District, using the PA Department Environmental Protection Standards, and he noted that he has secured the National Pollutant Discharge Elimination System (NPDES) permit. He noted that he has an approved post-construction stormwater management plan.

Mr. McNaughton noted that the Township has adopted the Dauphin County Act 167 plan and this property is located within the Paxton Creek Watershed. He noted that for the Act 167

plan, this property is located in a 100% release rate district which means, if you take the pre-development release rate, at the developed stage, the plan is permitted to release 100% of that pre-development rate. He noted that there are three drainage areas, “D”, “E”, and “F” that total 124 acres of runoff that currently comes into Centennial Acres with no detention. He noted, according to the Act 167 Plan, he is permitted to release the same rate under post development conditions as currently exist in the predevelopment. He explained for drainage area “D”, he has reduced the post development release rate to 68% or a one-third release reduction in the rate of the storm water that is released in stormwater area “D”. He noted that for drainage area “E”, the area most talked about, with the drainage basin in the area of the homes in Centennial Acres, he is permitted a 100% release rate and he has reduced the rate to 55% or ½ the rate of the pre-existing rate.

Mr. Hornung questioned why this was done. Mr. McNaughton answered that he chose to design it in this manner. Mr. Hornung questioned if it would increase the basins. Mr. McNaughton suggested that the engineer could speak more to that. Mr. McNaughton noted that the five items mentioned by Mr. Epstein, were only received before he left the office. He noted that when he met with the residents on August 27, 2008, they provided him with 10 questions, and one concerned the stability of the channels with the discharge to the basins. He noted that there is a channel protection volume calculation, and that resulted in an increase to the basin size for some of the additional release rate reduction that he was able to accomplish.

Mr. McNaughton noted that Mr. Tim Mellott, the other engineer for the project, just arrived, and he would be available to answer questions as well. He noted that the plan map is a post-development drainage area map and that is where he came up with the release figures doing certain things to comply with the stormwater management ordinance and the Act 167 Plan requirements.

Mr. McNaughton noted that for the pre-development plan, there is 125.10 acres of un-detained flow leaving Autumn Oaks and flowing down into the Centennial Acres development. In the post-development condition, there is 22.9 acres of un-detained flow that leaves the site, while the remainder would be detained and released at the reduced rates mentioned previously. He noted that the 22.9 acres are associated with perennial streams, wetlands or slopes, and areas that he was not permitted to develop, leaving them to flow in a similar manner as they do today.

Mr. McNaughton noted that he did some analysis of the flood plains that exist in Centennial Acres, and he displayed a FEMA map that showed the extensive flood plain for this area. He noted that he would discharge water into that stream, but at a reduced rate. He noted

that the flood plain was also found in an old recorded plan for Centennial Acres. He noted that the second discharge area is north of Carolina Drive, but there is no flood plain associated with that stream. He noted that the final plan for Centennial Acres did provide for a drainage easement, recognizing that there was a stream, and that there was some flow coming off the mountainside.

Mr. McNaughton noted that he received a letter dated August 25, 2008 with ten questions that he addressed during the August 27, 2008 meeting. He noted that he provided detailed answers to all the questions, and he stated that he would be happy to go through the questions and answer them for the Board members. Mr. Hawk questioned if the residents were provided copies of the answers. Mr. McNaughton answered that he provided hard copies of the answers, and the residents were provided time to air their opinions too. He explained that he took notes and reviewed the promises that were made, and while he understood that there was a list of five concerns for tonight's meeting, he came up with four additional concerns that the residents expressed at the August 27th meeting.

Mr. McNaughton noted that the four concerns were; the installation of proposed street lights, safety of proposed stormwater management facilities, appearance of the storm water management facilities relating to the buffer, and the overall control of the stormwater runoff.

Mr. McNaughton explained that he proposes to install six street lights in the Estates of Autumn Oak as a matter of safety and to enhance visibility. He noted that one street light would be located in the cul-de-sac, and the rest at the intersections of Scalata Court and Colonial Road, Autumn Oaks Drive and Colonial Road, Kensington Way and Colonial Road, and Colonial Road and Parkway West. He noted that it is important to enhance the visibility at the intersections and the cul-de-sac. He noted that he would continue to investigate alternative light styles, such as LED lights or low impact lights, as long as he could ensure adequate lighting.

Mr. McNaughton noted that the safety of the stormwater management basin and the concern that children would play in the basins was also considered. He explained that the basin of most concern was stormwater basin "E", located north of South Carolina Drive, in between Woodrow Avenue and Colonial Road. He noted that he modified the plan to include a proposed five-foot high vinyl fence on the property line, to clearly delineate the boundaries of the property line, and to address the safety concerns. He noted that fencing is not an ordinance requirement; however, he would modify the plan around the stormwater basins.

Mr. McNaughton noted that his third concern was the appearance of the stormwater basin adjacent to the Centennial Acre properties. He noted that the size of the basin is a 3-1 grass slope

which is a mowable grass slope. He noted that residents have stated that the basin is 18 feet high, but it only has nine feet of fill over the existing grade. He noted that in most other areas, the basin is on-grade, or has only a few feet of fill on top of the existing grade. He noted that in this area, the existing grade is 514 contours, but the top of the basin is a 518 contour. He suggested that a very minimum change would be viewed from the neighbors' backyards. He proposed to install buffer plantings, which would consist of six-foot high evergreens trees on the McNaughton property in the location of stormwater basin "E". He noted that the trees would block the view from the existing homes, and he provided an exhibit to show the nine foot fill, with the existing grade, and what the basin would look like in the constructed condition, to include a fence and a figure looking up at the basin. He noted that an eight-foot tree would block the line of sight for the stormwater basin. He noted that the screening of basins in like uses is not typically required, and no stormwater management buffer basins are required. He noted that he would modify the plan to show the plantings.

Mr. McNaughton noted that the fourth item of concern had to do with stormwater runoff control. He noted that most issues have been addressed as the plan must follow the Act 167 Plan requirements, noting that the plan is located in a 100% release rate district. He noted that he proposed for drainage area "D", a 68% release rate, that is a one-third reduction in the release rate, and for drainage area "E", a 55% release rate, or a 50% reduction in release rates into those drainage areas. He noted that the stormwater management design was approved by HRG, Inc., and the Dauphin County Conservation District, (DCCD), and he has an approved post-construction stormwater management plan for the site.

Mr. McNaughton noted that after listening to the comments made earlier, he has some additional comments to make. He noted that the Good Hope Farms Development was mentioned earlier in the meeting, and he admitted that the Company has received citations from DEP. He noted, that as a result of the citations, his plans and sites are more scrutinized than virtually any other site in the Tri-County region, and anyone from DEP or the DCCD would tell you that. He noted that as a result of the more diligent plan review and intensive site inspections, he has had to adopt in-house inspection requirements. He noted that DEP checks on their site logs, inspection logs, and he noted that he must visit the site so many times per week, and so many hours after a storm event, and if there are any deviations from the approved plan, he is required to fix it in a certain period of time. He noted that at one time he did have issues, but now, he has compliance sites, and the additional inspections would continue to follow him for some period of

time. He noted that this would be another example of their compliance with construction practices.

Mr. McNaughton noted that the amount of disturbance caused by the tree removal was also mentioned this evening. He explained that he proposed 1.7-acre average size lots, although he is permitted to construct on as little as 20,000 square foot lots. He noted that the larger lots would reduce the extent of the disturbance required to construct the streets and homes associated with the plan. He noted that he did forward thinking plan design in that he requested certain waivers to limit the extent of the grading required to accomplish the plan by reducing the footprint of the grading, noting that it would reduce the disturbance, and other tree removal.

Mr. McNaughton noted that some waivers were done to accommodate the changes to the new draft SALDO. He noted that he reviewed the proposed ordinances and designed certain things that the Township would want to be in compliance with the draft SALDO.

Mr. McNaughton noted that he tried to maintain a street hierarchy, by connecting to Woodrow Avenue. He noted that there was a desire by the Township to do this, however, as a means to reduce the through traffic in Centennial Acres, to maintain a hierarchy of streets, and to get the vehicles onto Colonial Road, he avoided that connection, and installed a cul-de-sac.

Mr. McNaughton noted that he had the opportunity to overhear a discussion on the radio with Chairman Hawk and Mr. Epstein, concerning the items that SWAN was able to accomplish in working on a particular development. He noted that some of the things that were noted were road improvements, buffers along Paxton Creek, open-space, walking paths, and things of that nature. He noted that the other plan had roughly 518 units, whereas his plan only has 294 units, and he has also provided some good design features. He noted that with regard to road improvements, he has agreed to realign Patton Road which has a much higher cost estimate than what was planned. He noted that he would also be responsible for the design and permitting of the project. He noted that when he first committed to those road improvements, the sketch plan called for 415 units, and explained that the reduction in units was two-fold; the modification of the zoning ordinance that required a Yield Plan in the residential cluster portion of the site, and for the Estates of Autumn Oaks, the 20,000 square foot lots were chosen, but he reduced the lot number in half by proposing larger lot sizes. He explained that he would dedicate land to the Township along Parkway West for future road improvements, and make a contribution towards the intersection improvements at Linglestown Road and Parkway West.

Mr. McNaughton noted that the speakers on the radio show also mentioned the importance of buffers along Paxton Creek. He noted that a portion of Paxton Creek travels

through the site, and there are large buffers along Paxton Creek. He explained that the closest unit is 270 feet to the Paxton Creek. He noted that there is 40% requirement for open space in a R-C, and he proposed 53% open space to include some areas reserved for potential future development.

Mr. McNaughton noted that he would install a Township-desired greenway along Patton Road, as a bike/ped path throughout the property. He noted that United Water would be installing a water storage tank that would enhance service in Susquehanna and Lower Paxton Townships as well as helping with fire safety issues in the Township.

Mr. McNaughton noted that he was working with UGI to extend natural gas to the site to provide services for the residents.

Mr. McNaughton noted that he appreciated the time of the Board members, and he noted that it is important to know that his plan exceeds the stormwater management practices, and he has agreed to do things that are above and beyond the ordinance requirements. He noted that he has used a smart plan approach to reduce impacts, and his plan is in position for approval by the Board at a future meeting, as modified, to address the concerns discussed this evening.

Mr. McNaughton noted that one of the five concerns voiced this evening was related to health issues for standing water. He noted that he brought with him a DEP Fact Sheet entitled “Stormwater Management and West Nile Virus” (WNV). He noted that a question found on the sheet asks if stormwater basins are production areas for WNV carrying mosquitoes. He noted that DEP responded that most residential stormwater basins are designed to drain in less than four days. He noted that this prevents mosquito larvae from completing their development. He noted that the larvae need four days to develop, and he noted that the basins de-water in less than two days. He noted that mosquitoes need a stagnant water condition to breed in. He noted, if it rains and dewater continually, it would not create a stagnant water condition.

Mr. McNaughton noted that he already addressed questions one, three and five. He noted that he did not have an opportunity to give more consideration to question two, but he would review it and come back with a response to the Township.

Mr. Hornung questioned why Mr. McNaughton reduced the densities in the upper section. Mr. McNaughton answered that the site and constraints lend themselves to a reduction in disturbance through larger lot sizes, otherwise it would require a clear cutting of the site and that is not something that he desired to do on this site. He noted that it would be a very high end development and he would not propose clear cutting the site to accommodate the smaller lots, as a one-acre lot is a more desirable use.

Mr. Hawk noted that he would entertain questions from the audience at this time, and he requested people not to duplicate their comments.

Mr. Medatia Vijaylaxmi, 4293 South Carolina Drive, questioned why it was not feasible to push the detention basins behind the existing tree line, especially since they are mature trees. He stated that he understood that Mr. McNaughton was complying with the minimal requirements of the ordinance, but he wished he would take into consideration the existing home owners. He noted that he understood that Mr. McNaughton is allowed to maintain a 100% release rate, and is reducing that rate, but the stormwater management ordinance encourages the use of volume controls as opposed to rate controls. He noted that he opted to reduce volume and rate at the same time, but he would like to know why the basins could not be pushed back.

Mr. McNaughton noted that he does propose a minimum 10 to 15 foot buffer of existing trees in that location. Mr. Vijaylaxmi suggested that it would not be enough, noting that he spoke to the four-day growth time of mosquito larvae, but he is requesting a wavier to provide drainage on the bottom of the basin. He noted that the basin could be almost empty but still have some water in the bottom that would become a mating ground for mosquito larvae.

Mr. Vijaylaxmi noted that he understands that Mr. McNaughton is making the minimum requirements, and he does not question the developer's right to develop the property, and he is not asking the Township to change the requirements, and rules in the middle of the plan, but the issue is that the proposed plan is asking for a lot of waivers which means that it does not meet all of the requirements. He noted that some of the waivers are to minimize the disturbance, as well as minimize the costs for the developer. He noted that the Township does not have to grant the waivers, and, he is asking the Township to take into consideration the residents' interests, noting that the basins are very close to the Centennial Acres properties and there is a large concern of those residents who live down slope from the basins. He questioned why the basins could not be moved back 50 feet or 60 feet to keep the existing tree line.

Mr. Hawk noted that the Township cannot change the requirements.

Mr. McNaughton noted that instead of responding to every question, he would listen to all the questions and try to respond to them more comprehensively. Mr. Hawk noted that when the minutes are in final form, he could have staff contact Mr. McNaughton for answers.

Mr. Seeds noted that the only question he had concerned the wavier for the bottom of the drain. Mr. McNaughton noted that the low flow channel is a concrete structure that serves to drain a basin towards the outlet structure. He noted that he is proposing flat bottom basins which, in all cases, should drain, and also serve, in conjunction with certain plantings, to meet DEP's

requirements for water quality. Mr. Seeds noted that DEP recommends against the bottom drains requirement, noting that they are not BMP within DEP. He noted that bottom drains are still a part of the Township ordinances, and many developers request a waiver from this requirement.

Mr. Darwin Aurand, 2730 Woodrow Avenue, noted that he has become the local leader for the Centennial Acre Neighbors (CAN). He noted that he has also worked very closely with SWAN and tries to view development as a balanced responsibility. He noted that while there are laws and ordinances in the State, he questioned if any Board members have walked the area of South Carolina Drive to see what an 18-foot basin, with a potential to hold over a million gallons of water, would look like to the property owners below. He requested if the Board members have not visited the site, to please do so. He noted that this is a very passionate and emotional issue among the residents.

Mr. Aurand explained that the residents have been good neighbors, and keep the area very clean, landscape the area very nicely, but when the process began back in November, Mr. McNaughton personally told him that he was a responsible developer. He requested that some give and take occur to look at the large expansive land and for the sake of safety, that Mr. McNaughton provide a buffer. He questioned if that was asking too much from the Township and the developer. He noted that it is not asking too much to create a safety barrier for the people who live there.

Mr. Aurand noted that Mr. McNaughton was very good in pointing out the approvals that he received from DEP and DCCD, but he followed up with those organizations and the issue of infiltration that Mr. Fulton spoke to earlier, is not something that those organizations review. He noted that the developer may have his permits, but he noted that he understands how that process works as he worked for DEP for 14 years. He noted that when you look at the site, it takes on a completely different picture. He asked the Board members to weigh this in the context of what it would be like if this would exist behind their homes. He noted that he is concerned about flooding, and property values, and questioned if the Township cares about this.

Mr. Aurand noted that during the December 2007 meeting, Mr. Mellott responded to a question from a Planning Commission member, noting that there would be a tree line buffer zone between the developments, and he was not talking about small saplings that would be planted in the ten foot area. He noted that Mr. McNaughton was painting a picture that there would be a tree-line buffer. He suggested that he may have been talking about the 30 foot to 50 foot buffer that exists between the McNaughton property and the Forest Hills development. He noted that the buffer should be located where the greatest amount of risk is. He noted that there are a lot of

people present who feel very strongly about this and he is trying to be professional. He noted that he would like to solve this process in an amicable manner.

Mr. Randy McPherson, 4302 Kentucky Drive, questioned who would pay for the PPL street lights. Mr. Wolfe questioned Mr. McNaughton how he proposed for this to be paid. Mr. McNaughton answered that the lights would be installed at the developer's cost, and the Home Owners Association would pay the operations costs.

Mr. McPherson questioned if someone gets water in their basement through drainage, what procedure is there for the Centennial Acre neighbors to come to the Township or developer to get help. Mr. Hornung noted that staff would review the plan to ensure that it meets all the requirements for the plan. Mr. McPherson questioned what the Board would do for the citizens. Mr. Wolfe noted that if there would be violations of the NPDES permits or E&S permits, the Township would review the subdivision plan in accordance with the situation in the field, and if the developer was in violation, the Township would cite the developer or call in Dauphin County Soil Conservation Service or DEP. He noted, if the developer had installed all his facilities in accordance with the Township's regulations, and they are operating properly, then staff would help the property owner look for the cause of the stormwater issue. He noted that these issues can arise over time and may be unrelated to any specific development, but if the developer was in compliance, staff would not point the finger at the developer. Mr. Wolfe noted, if someone has a water problem, and it is the developer's responsibility, he could not state that unless it was proven that it was. He noted that if it was the fault of the developer, staff would work with the developer, and he noted that the Township has a very successful rate of working with developers in fixing problems that they have caused. But if it is not the fault of the developer, the Township would not force the developer to fix something that he has not caused.

Mr. McPherson questioned if an escrow fund could be set aside in the event there were problems. Mr. Wolfe answered that the Township has no authority to request an escrow fund, but if the developer would want to establish one, the Township would be happy to manage one.

Mr. Tyrone Beard, 4286 South Carolina Drive, noted that he lives directly behind one of the basins. He noted that the only thing he can do to protect his home is to purchase flood insurance from FEMA, which on the average would cost \$250 to \$500 a year. Mr. Wolfe noted that a person cannot purchase flood insurance because of a detention basin, only if their home is located in a FEMA identified flood channel. Mr. Beard noted that his home is located in that type of location. Mr. Wolfe noted that he could purchase flood insurance, but it would have nothing to do with a detention pond being located near his property.

Mr. Beard explained, three years ago, a tree fell from the McNaughton property onto his property; his wife called the McNaughton office, and he is still waiting for a return phone call to remove the log that is still there. He noted that that is how much the McNaughton's feel about his property. Mr. Wolfe noted that when the Township is involved, there is a very detailed plan, and the Township has required the developer to spend a considerable amount of funds to engineer a plan. He noted that the Township would require that he construct the plan as it has been engineered and approved. He noted that three entities have reviewed the plan, and if Mr. McNaughton follows the plan, he would be good to go, but if he is in violation of that plan, the Township would enforce its regulations. He noted that in instances where there are private property issues, and a tree falls on your property, it is a private property issue, and the Township cannot get involved.

Mr. Beard questioned what would happen if the retention pond fails, and all the water comes down on his property. Mr. Wolfe answered that there would be significant liability on the developer's part. Mr. Beard questioned if everyone sitting at the dais is elected. Mr. Wolfe noted that he is not elected. Mr. Crissman answered yes. Mr. Beard questioned if the Board members were working for the property owners or for the developer. Mr. Hornung stated that he found that comment to be very offensive.

Mr. Ken Parmer, 4292 South Carolina Drive, noted that he wanted to discuss some of the issues Mr. Fulton mentioned in the beginning of the meeting. He noted that Mr. Fulton stated that he was involved in dozens of projects that have met all of the requirements, but afterwards resulted in problems. He questioned if it would be prudent, at the front-end, if soil studies have not been done, to have them done, to determine the depth of the bedrock or what the soil is made of, and have a professional evaluation, if after the ponds are complete, if there would be a problem. He questioned if that was asking too much. He questioned Mr. Mellott if soil studies have been completed. He questioned if he knew the depth of the bedrock and how deep the water would seep before it starts down the slope. Mr. Mellott answered that he does not, as he utilized the standard ordinance requirements, standard engineering practices, and followed the protocols. Mr. Parmer noted that these other developers did the same thing, but when their projects were done, there were problems, and then it was too late.

Mr. Parmer noted, if the McNaughton Company is confident in what they have done, then all they have to state is that they would complete the soil evaluations, do a report and the report would inform you what would happen when this project was completed.

Mr. Parmer noted that there was discussion on the detention ponds for the Good Hope Farms project, and he questioned if they used detention ponds or retention ponds. Mr. Mellott answered, to his understanding, it was an existing wetland. Mr. Parmer noted that he visited the site last week, after a drought, and he found a pond of green water that has been there for more than three days. Mr. Mellott answered that the area is acting as a sediment control facility, which during temporary construction, will hold water until it infiltrates into the ground. Mr. Parmer noted that it would not become a detention pond until the project is complete. Mr. Mellott noted that once 70% of the site is stabilized, the DCCD would inspect it and authorize the conversion of the basins into permanent stormwater basins.

Mr. Parmer noted, after the residents experienced the spring run-off, there was much water located in the area, to include ducks living in the water. He noted that, during that time, there were many rocks lying against the cement structure, but the rocks were pulled away and a steel screen mesh was located in the area to keep out the debris. He noted that he did not know how many years it would take to build out the Estates of Autumn Oaks, therefore, he questioned if there would be a temporary pond for the first two years before it would become a detention pond. Mr. Mellott answered that it would be a temporary sediment basin as required by the Conservation District, and when the appropriate stabilization meets the requirements, they would provide authorization to convert it to a detention basin. Mr. Parmer noted, in the meantime, standing water would be located in that area and it would be a potential for the breeding of mosquitoes. Mr. Mellott noted, if there was a problem, the developer would be permitted to drill a hole at the bottom of the standpipe that would allow dewatering of the basin. He noted that these are the requirements set forth by the Conservation District.

Mr. Parmer noted that the Tuscan Villas' detention pond is located behind the playground of Centennial acres, and on Friday, when there had been no rain for over a month, it had a lot of standing green water in it. He noted that it may not have been converted to a detention pond yet as the development is still under construction.

Mr. Parmer noted that it would be good to do the soil studies now and confirm that there won't be a problem for the residents of Centennial Acres, and that Mr. Hoffman would not have to install three sump pumps to keep his basement from flooding.

Ms. MaryAnn McGovern, 4360 New York Court, informed Mr. McNaughton that for all the residents to feel better, they must be more trusting of him, and at this time they are not. He noted that the only way he would gain their trust would be to make the barrier larger, and leave the existing trees to provide a 30-foot buffer behind their neighborhood. She noted that she

realized that he is not required to do this, but it would provide a matter of trust, showing the residents that they are as important as the people who will be living at the top of the mountain.

Ms. Heather Fuller, 4294 Rhode Island Court, had a question regarding the Homeowners Association and the retention basin. She questioned if the Township requires the developer to be responsible for such a basin, or is it natural for the Township not to take responsibility for it. Mr. Wolfe answered that the responsibility is always with the developer and the Township has no maintenance responsibility for any of the detention basins that have been constructed in the Township.

Ms. Fuller questioned when a developer proposed a development, if they must contribute a certain amount of recreational land or if they can pay a fee-in-lieu. She noted that in her area of the Township, there are not many parks, noting that they have a small park, soccer fields and a greenway. She noted that she appreciates what is there, but questioned if there was a proposal for a recreational facility. Mr. Blain questioned if she was looking for a park. Ms. Fuller noted that a park would be nice. Mr. Hawk noted that the Township is always looking for more land to develop for recreational uses, and it was noted that more recreational uses are needed in the northwest quadrant. Mr. Wolfe noted that the developer plans to pay the fee-in-lieu.

Mr. Hornung explained that the Township takes the fee-in-lieu because, at one time, the Township had many small tracts of land scattered throughout the Township that were problematic and much was garbage land. He noted that he prefers to use the money to develop parks, noting that the Township has refused to accept some land, noting that it must be acceptable prime land to develop.

Ms. Fuller noted that she lives on the corner of the proposed buffer, and had to install a sump pump in the last couple of years due to small timbering that had been done. She noted that she had to gut out the entire basement due to water damage that occurred within the past two years. She noted that Rhode Island Court has a small creek that runs along side it, and the area is a natural flooding area, therefore, she requested the developer to consider a larger buffer.

Ms. Cynthia Storm, 2749 Keystone Drive, explained that she is concerned that the Township Supervisors are not following up on the Best Management Practices (BMP) for stormwater management. She noted that in the Commonwealth's literature, there are nine chapters on this topic, and it has been indicated that the Homeowners Association would be responsible for the on-going BMP for the development. She noted that it is part of the requirement of the NPDES permit that is granted. She noted that she is very concerned that a Homeowners Association would not have the expertise to follow through on what takes up nine

chapters to explain for stormwater management after the development is finished. She noted that once the lots are sold, she assumed that Mr. McNaughton would no longer be involved with the development, and the engineers would no longer be involved, but, she questioned if something could be put into the Homeowners Association agreement that they must have studies done, or tests done by someone who's qualified, over the years, in order to prevent future problems related to storm water from arising.

Ms. Storm noted that there are not many examples of these types of stormwater basins, noting that they are new to the State. Mr. Hornung noted that they have been in use for 20 to 30 years. She noted that there are not many examples of uphill basins, and even though the letter of the law has been followed, she requested the Board to take caution in making their decision on this plan so there are no future problems down the road.

Mr. Eugene O'Donnell, 2728 Woodrow Avenue, explained that it comes down to cost benefit analysis. He noted that the McNaughton Company has probably conducted a cost benefit analysis, but have they done it to allow Mother Nature another 30 feet, 50 feet, hopefully 100 feet, to do her job in protecting the people down below on the mountain. He noted that it was mentioned that basins have been used for 20 years, but he questioned if they have been built on slopes like he has in his area for 20 years. He noted that the pristine nature of the mountain itself is being torn apart. He noted that he moved to the Township in 1989, and having grown up in the city of Philadelphia, he truly loves nature and what he sees every time he comes home from work. He loves seeing the mountain and does not want to see six street lights and retention ponds. He noted that a larger buffer can offer protection and provide for aesthetic values.

Mr. Rodger Lewis, 2738 Patton Road, noted that he has lived in his home for 27 years, and there has always been a flooding issue for that stream. He noted that the Township has always had to dig a ditch to fix the flooding on the road. He noted that the Dauphin County and Township Planning Commission recommended approval for the plan. He noted that a 100% release rate means that the developer would not have to do anything at all, but the developer stated that they are going to release the flow at 50% to 60%. He noted that the mountain now can't do a 100% release rate, as there are existing problems. He noted that the Asper land was used as a farm, and to develop the farmland is one thing, but to remove the forest and trees, and install asphalt roads and homes, he questioned how the development could be approved without Township staff talking to the people who live along the stream.

Ms. Holly Beth Willard, 2750 Blue Hen Court, explained that she moved to her home a year ago, and one of the reasons was because of the view of the mountain. She noted that she understands that she can't change the development, but she would like to have a better buffer zone. She noted, in the year that she has lived in her home, Patton Road has flooded and people have put sandbags at their driveways. She noted that she watched the Township dig a larger trench because of the flooding. She noted that she has seen the creek behind the homes flood as well. She explained that she bought a sump pump and her husband is drilling a hole now, to put the sump pump in her basement since it flooded after Saturday's storm. She suggested that there would be problems with the amount of pavement, roads, and the additional houses to be built. She noted that her problems are only getting worse.

Mr. Bruce Turner, 4289 South Carolina Drive, noted that he lives on the other side of the road from the proposed "E" detention pond. He noted that Mr. Mellott stated that he did not intend to build the type of detention ponds that provide infiltration, but he questioned if a liner would be placed in the pond that would retain the water and not allow the water to seep through. Mr. Mellott explained that a detention pond is merely built to control the rate of discharge of the water leaving the basin, whereas, a retention pond is accomplishing detention, but it retains water and promotes the infiltration. He noted that a retention pond would have a flat basin bottom, noting that the bottom foot of water would seep into the ground. He proposes to only build a detention pond, getting away from the low flow channels, since DEP discourages their use, using a flat bottom basin. He noted that with a flat bottom, only an inch or two of water would be leaving the basin. Mr. Turner stated that there is no barrier to be installed that is impervious to the water, and the basin would allow the water to infiltrate. Mr. Mellott noted that he was not looking to prohibit any infiltration, but he is not promoting it. He noted that he did not just throw the plans together. He explained that the storm water management proposed is controls that the citizens don't have now. He noted that he would be intercepting the waters, significantly pulling the flows back, and the conservative assumptions in the analysis would result in an improvement for the stormwater management for the entire area. He noted that the drainage area "E" that has to flow under Mr. Turner's culvert would be reduced by 55% at the 25-year level. He noted that it is in excess of the storms usually experienced by the area.

Mr. Turner noted that he has never had water in his basement in the 12.5 years he has lived there. He noted that his concern is for a 24-hour or 48-hour time period when the area experiences a big storm. He noted that according to Mr. Fulton, depending on the type of sediment, as the water is leaching into the ground, the water may find new methods to move

under the road into his basement. Mr. Mellott noted that he started to talk to Mr. Fulton as he was leaving, to ask him more technical questions. He noted that much of what he said was based on many assumptions, noting that he would follow standard practices.

Mr. Turner noted, if core samples were taken, then accurate calculations could be made for water flow. He noted that the detention basin seems big to him, and the roof of his house would be on the same level as the top of the berm of the detention pond. He noted that it does not take into fact the possibility of a catastrophic failure. He noted that there may be issues regarding the flow over a longer period of time, and also for the amount of flow entering the creek at one time that would cause some erosion. Mr. Mellott noted that the large rip-rap stones are used to prevent the erosion and channel stream down property. He noted that it requires a much larger volume to be put in the basin, a new policy within the Act 167 plan. He noted that the Act 167 plan was approved in 2005, and this is state-of-the-art implementation. He noted that very few Townships have enacted Act 167 for their requirements. He noted that the basin has a six-inch hole in the basin to discharge water. He noted that water enters the basin and is discharged into the relief point which is in the screen channel, into the stream which is well below the basin lot.

Mr. Turner questioned if all or most of the acres for the Estates of Autumn Oaks were zoned RC. Mr. Mellott answered that the tract never had a requirement of more than one-acre lots. He noted that the plan is in compliance with the most restrictive zoning. Mr. Turner questioned if there would be a bigger problem if the density was higher. Mr. Mellott answered that it would add more impervious coverage, and management would have to be enlarged to account for the additional clearing of trees. He noted that he is trying to obtain an estate-type setting for this development.

Mr. Turner noted that the berm for basin "E" crosses two residential properties that are proposed, and he suggested moving the basin uphill and eliminating those lots as sellable lots.

Mrs. Larele Fuller, 4294 South Carolina Drive, noted that the creek that the water empties into runs between her neighbor's property and her son's property, and she questioned what would happen as her son's property is now a swamp. Mr. Mellott noted that the water would be decreased and provide for an improvement to those properties. Mrs. Fuller questioned Mr. Mellott if he could promise that. She noted that when she built her home, the previous owner did not tell her that it was located in wetlands. She noted about a year and a half later she found that the home was build on wetlands where the small park is located. She noted that the Villas located behind the park were also built on designated wetlands. She noted that those residents probably did not know that their homes were built on wetlands. She questioned Mr. Mellott if he

could guarantee that her son's property would have less water impact with the new development. Mr. Mellott answered that he followed all the guidelines that he was supposed to follow.

Mr. Hawk thanked all the people for attending the meeting. He noted that it is a very real and emotional issue for many of the people attending. He noted that for some of the questions, the Board members need additional information to provide a good answer. He noted that the Board members would take the comments under consideration when making a decision.

Mr. Hornung questioned if the predominant complaint is the basins and their locations to the residents, and the concern that infiltration might result since the basins are located so close to the homes, that could cause flooding in the basements, and the appearance of those basins. He noted that flooding is already occurring, and the developer is making every attempt to minimize the flooding, but he could not guarantee anything, although 100% of the discharge is currently occurring, and he would cut it back to 45%. He noted, in his calculations, it should minimize the affect on the Centennial Acres property owners. He noted, by law, the developer is permitted 100% discharge, but their plan should minimize this, and not make it worse. He noted that the main complaint is the location of the detention basins to their properties and the lack of buffering.

Mr. Hawk thanked the residents for coming.

Mr. Aurand questioned what would be the next step in the process and how would it be communicated to the residents. Mr. Hawk noted that the Board would try to get back to the residents as quickly as possible.

Ms. Storm noted that the engineer stated that he has followed the letter of the law, but there have been problems with other developments that have followed the letter of the law.

Mr. Hawk questioned if Mr. Aurand would be the contact person for the group. Mr. Aurand answered that he would.

Mr. Hawk adjourned the meeting at 10:30 pm. to move to Room 174 to continue the meeting.

Mr. Hawk called the meeting to order at 10:46 p.m.

Review of the proposed cable franchise between the
Township and Verizon Pennsylvania, Inc.

Mr. Seeds questioned if a resident wanted to make a complaint with Verizon, would they contact the Capital Region Council of Government (CRCOG). Mr. Wolfe answered that the

CRCOG has been the complaint manager for the Comcast franchise agreement, and would continue to do this for the Verizon franchise agreement.

Mr. Seeds questioned if the area schools receive free cable service. Mr. Wolfe answered that the schools have to pay for the service. Mr. Seeds questioned if the CRCOG could negotiate for the schools for free service. Mr. Wolfe noted that the attached list is what was provided by Verizon, but he would check into this.

Mr. Seeds noted that the contract is for ten years, and questioned if this was the same time period for the Comcast agreement. Mr. Wolfe answered that the contract was for ten years. He noted that he would prepare a resolution for this agreement.

Adjournment

There being no further business, Mr. Crissman made a motion to adjourn the meeting. Mr. Blain seconded the motion, and the meeting adjourned at 10:48 p.m.

Respectfully submitted,

Maureen Heberle
Recording Secretary

Approved by,

Gary A. Crissman
Township Secretary