

LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS

Minutes of Workshop Meeting held July 9, 2013

A workshop meeting of the Board of Supervisors of Lower Paxton Township was called to order at 6:02 p.m. by Chairman William B. Hawk, on the above date in the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

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

Also in attendance was George Wolfe, Township Manager; Steven Stine, Township Solicitor; Brian Luetchford, Parks and Recreation Director; David Johnson, Public Safety Director; Bill Rothman, RSR Appraisers; Chief Tom Swank, Colonial Park Fire Company; Ellen Bierbower and Tom Boone, Lower Paxton Youth Center; Susan Stuart, Chief Development Officer and Susan Gretchen, Development Manager for Holy Spirit Health; Kelly Gollick, CONTACT Helpline, Thad D'Ambrosia, Devon Manor Pool; Dave Seaman, Partnership for Hope; Brett Mashchak, Darden Restaurants; and Watson Fisher and Ted Robertson, SWAN.

Pledge of Allegiance

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

Public Comment

No public comment was presented.

Review of the appraisal of the Friendship Center as prepared by
Bill Rothman of RSR Appraisers and Analysts, LLC

Mr. Wolfe noted that the Board retained Mr. Rothman to appraise the Friendship Center (FC) as the Board wanted to determine what the value of the building is because the Board plans to invest in the FC and there is a need to determine what the building would be worth after future investments. He noted that Mr. Rothman has performed the appraisal and is present to provide a brief summary and answer questions.

Mr. Rothman noted that he would be happy to go through the report but suggested that it might be better to answer the Board member's questions.

Mr. Crissman noted that the Board is interested in knowing what Mr. Rothman used to make the assumptions, what you did, how you did it, and why.

Mr. Rothman noted that he conducted a standard appraisal, although the FC is not a standard property, a very unusual one, one of a kind. He noted that there are other health clubs but they don't sit on 15 acres of land, and are not as extensive as this facility. He noted that it is the kind of facility that you would find in a large metropolitan area. He explained that he had to determine the highest and best use of the property. He questioned if it wasn't a health club, what would be allowed under the zoning ordinance as a vacant building and as an improved property. He explained that those are the two things that he looked at first. He noted that the zoning is very restrictive; allowing for a hospital or other institutional uses. He noted that the zoning would not permit the building of homes or big box retail.

Mr. Rothman noted that there are three ways to evaluate real estate; the first is using the market approach where you find similar properties that have been sold and make adjustments. He noted another way is if the property is income producing, then you do an income approach, finding what the economic rent for the property is and multiply it times the total number of square feet to get the square foot value. He noted that he found a couple of health club leases which were somewhat helpful but they were nothing what this facility is, so you start to reach to determine how comparable they are. He noted that the last means is to come up with the value to reproduce the property today with the current building cost on this site. He noted that he had to value the site, raw land, add the cost to improve the site, add the costs of reproducing the building, and figure the depreciation for the building which he calculated at 40%. He noted that this building is not marketable to the regular real estate market so there are different forms of depreciation, noting that it would include wear and tear and functional depreciation. He explained, if it was designed to be a warehouse, when the useful life of its use as a fitness center is over, you could go back to use it as a warehouse, but that is not the case for this building as it is not zoned or designed that way.

Mr. Rothman noted that he came up with three different values but he put more weight on the cost approach which was a reproduction evaluation than any of the others and that is how he determined the asset value.

Mr. Blain noted that the final analysis could be use for insurance purposes for what it would cost to replace it. He noted that the Township has never had access to that information. Mr. Rothman explained that he included the assessment from Dauphin County, but it is not an accurate measure as the real estate taxes were based upon the current assessment that was only \$180,000. He noted that the Township is exempt from paying those taxes, however, if someone bought it and put it back on the tax rolls, it would be a large factor and value for the property.

Mr. Hawk noted that the report was very comprehensive.

Mr. Blain noted that he thought that it was a very good idea for Mr. Rothman to come in and explain the report as he has an evaluation background himself. He noted that he is not an appraiser but he has done business evaluations. Mr. Rothman noted if you don't read these all the time, they are a lot of mumbo jumbo; however, they are supposed to be written for a lay person.

Mr. Crissman noted that although the Board has the number, it is important to understand the assumptions that Mr. Rothman made to arrive at those numbers. He noted that the Board wants to be in a position to understand what Mr. Rothman did so it can understand it.

Mr. Wolfe noted that given the fact that the Board plans to invest in the building with capital improvements, the question is will it enhance the value or increase the appraised value of the building. He noted that you can invest in the infrastructure and not have an increase in the appraised value; however, according to Mr. Rothman's findings it would provide for a sizeable increase in value with the investment.

Mr. Crissman noted that Mr. Rothman took that into his assumptions in doing the assessment knowing that the Board has a major investment coming forward. Mr. Rothman noted especially for the part concerned with expanding the building. He noted if the Township expands the building by 4,000 square feet, it will be able to attract more members and the more facility it has, the more it will be able to retain members because it will have something at the FC that someone else does not have. Mr. Crissman noted that it would provide the ability to have additional programming for additional revenue. Mr. Rothman noted that the FC would not get back dollar for dollar; however, if someone puts a new roof on their house, it may cost \$5,000 but they may not get \$5,000 back but they would get a fraction of the cost because if you compare it to the other homes in the area, it would have a new roof.

Mr. Seeds noted if the Township expanded the overflow within the shell of the building, Mr. Rothman had the value going up to \$9.2 million. Mr. Rothman noted to add onto the building 4,000 square feet in the north direction. Mr. Seeds questioned if there was an increase value if the fitness center was expanded. Mr. Blain noted that it was \$9.2 million. Mr. Rothman noted that was to add the 4,000 square feet to the footprint, but to remodel the inside, the value increases from \$8.2 million to \$8.7 million, a difference of \$520,000. Mr. Seeds suggested that it would be difficult to come up with that figure. Mr. Rothman explained that he came up with a range and used what he felt comfortable with. He noted that it is not an exact science, being more of an art than science from what he has experienced based on what is reasonable. Mr. Seeds noted that Mr. Rothman does comparisons but there is not much to compare to. Mr. Rothman explained that he used some health club leases and one sale of a health club in Carlisle. He noted that there is nothing like this, a building with 28 foot ceilings and wonderful swimming pool that no one has, unless you look at the West Shore YMCA.

Mr. Seeds noted that Mr. Rothman's report stated that the FC was part of the Autumn Oaks development. Mr. Rothman suggested that it was a typo. Mr. Seeds noted that the report mentioned two high schools but Central Dauphin High School is not located in the Township, however, we now have Bishop McDevitt High School.

Mr. Crissman noted that it is a unique facility, the health part, the natatorium, the gymnasium and the fitness center, but we also have the Drayer rental and the Senior Center. He noted that it is the combination of multiple areas that make it totally unique and that is why the Board asked for input as it understands all of the extraneous variables that come into play for the analysis.

Mr. Crissman noted that the report indicated that there were no environmental hazards, but he questioned to what degree that was based upon. Mr. Rothman answered that he gave it a cursory examination on the outside. Mr. Crissman noted that it could be a variable that could work against the Township for insurance purposes. Mr. Rothman noted that he checked out the chemicals for the pool and found a state of the art system; however you could always have an accident.

Mr. Wolfe noted that Mr. Rothman did not take into account the geologic conditions. He noted that the Township had a geologic condition at that site in that it was a fill site and it

removed the fill, replaced it, and compacted it for the area of the building and also for the East Annex as well. He noted if an addition was considered, it may or may not have to be done.

Presentation by Tom Swank of the Colonial Park Fire
Company regarding the recovery of costs for fire services

Chief Swank requested the Board to pass an ordinance allowing the Fire Company to initiate cost recovery services. He explained that the Township had a resolution for this in the mid 1990's and Colonial Park was using a firm at that time, but it didn't have any teeth with the insurance industry to try to recuperate what was submitted. He noted that Fire Recovery USA is based in California and has 320 fire company clients within the United States. He explained that Fire Recovery USA told him that the Township needs to adopt an ordinance in order to use their services.

Chief Swank explained that he gave Director Johnson a sample copy of an ordinance provided by Fire Recovery USA. He noted that Colonial Park Fire Company did this in the past and received some cost recovery from a prior firm and he is looking to do it again. Mr. Blain questioned if Chief Swank did this in-house. Chief Swank answered that he used a company named Pittsburgh Fire Inc., but they went out of business. Mr. Blain questioned how long ago that was. Chief Swank answered mid to late 1990's. He explained that he was looking for another fire recovery service company and found that Duncannon is the closest fire company that uses Fire Recovery USA. He noted that they secured \$17,500 for Duncannon for 13 incidents. He explained that he would not submit for every call, only where the fire company did something.

Mr. Hawk questioned if all the fire companies are aware of this. Chief Swank answered that on the back of the insurance forms, in small print, there is a monetary amount set aside that pays for the services. Mr. Hawk noted that the insurance companies are aware of it. Chief Swank answered yes, but unless you actively go after it, they will not pay for it. He explained that the prior firm was pushing him to take claims to the Magisterial Judges Office but he did not want anything to do with that. He explained that he plans to submit the claim to the insurance industry and if they pay it, it is money that he didn't have before.

Mr. Blain questioned how this works. He questioned, if the fire company reports to an auto wreck... Chief Swank answered that he provided all the incidents from last year and Fire

Recovery USA provided a recovery forecast stating that they could have collected about \$74,000. He noted that the fire company would never see that amount, but he would be happy to get back \$20,000. Mr. Blain questioned if Fire Recovery USA keeps a portion of what they collect. Chief Swank answered that it is 25%, noting that a traffic accident claim would be \$435, but if there is extrication, it bumps up to \$1,800. He explained that he would be happy to receive \$425 for the service.

Mr. Hawk questioned what Fire Recovery USA would be looking for. Chief Swank answered that they need documentation and the Fire House software would provide a link for them to extricate the reports and they would complete their cost recovery form. Mr. Hawk noted that they cover accidents, hazmat incidents, and extraction from cars. Chief Shank noted that they also do EMS billing, a service that SCEMS does in-house.

Public Safety Director (PSD) Johnson noted if the insurance company refuses to pay, the fire company would not be going after the individual. Chief Swank noted if the insurance company does not pay the bill, he would not go any further in the process. PSD Johnson noted that some fire companies in the area would then pursue the victim of the crash and bill them. Chief Swank noted that he does not have the time or energy to do that. PSD Johnson stated that it is not appropriate to do so as residents are already paying taxes.

Mr. Crissman questioned what the impact to the other two fire companies is. Chief Swank answered if they want to participate they can and if they choose not to it is up to them. Mr. Crissman questioned if Colonial Park is the only one asking to use this service. Chief Swank noted that no one is doing it currently, but when Colonial Park starts, it will be the only one at this time. Mr. Crissman questioned Chief Swank if he was only representing Colonial Park. Chief Swank answered that he is trying to get it off the ground and if the other two fire companies would come on board that would be fine.

Mr. Seeds questioned what fire companies are doing it now. Chief Swank provided a list of the fire companies that are using the service. Mr. Seeds questioned who is doing it now for Colonial Park. Mr. Blain answered no one. Chief Swank noted that he is requesting the Board to adopt an ordinance to allow him to use this service. Mr. Seeds questioned if he needed to have one. Chief Swank answered that he would like to have it so he can provide it to the service that in turn would provide it to the insurance companies.

Mr. Seeds questioned if this has been discussed at the Public Safety Committee meetings. Chief Swank answered no. Mr. Blain questioned why you need an ordinance to do this. Chief Swank answered that it makes it easier when you are dealing with the insurance industry. Mr. Blain stated that the company can say that the municipality endorses the program.

Mr. Wolfe noted that this service has been discussed in the past but he did not recall if it has been studied as there may be an issue in Pennsylvania in regard to having the legal authority to do this. He noted that the Township had the same issue when it adopted the Length Of Service Awards Program (LOSAP), however, there was new legislation that was adopted at the State level that was passed in 2008, that made it far easier to implement it. He noted that New York, New Jersey and Maryland all have specific legislation that allows for a LOSAP. He noted that this is something similar, and at this point in time, it may be a good idea to have Mr. Stine investigate the Township's legal ability to adopt an ordinance.

Mr. Crissman noted that this obviously needs to be discussed with the Public Safety Committee as it has merit for further discussion. PSD Johnson noted that it could be put on the agenda for the August 5th meeting. Mr. Crissman noted if the PSC determines that it wants to move forward then Mr. Stine could look into it. Chief Swank suggested that Mr. Stine should look into it first because if he finds out that the fire companies can't do it, then it is not worth bringing it to the PSC. Mr. Blain noted that it makes sense to do it but staff must make sure it is legal to do this.

Chief Swank noted that the program is endorsed through the International Fire Chiefs Association. Mr. Crissman questioned if Mr. Stine could check this out before the August 5th PSC meeting. Mr. Stine answered yes. Mr. Hawk noted that he would like to hear from Mr. Stine on this before the Board would consider moving ahead.

Mr. Seeds questioned if this involved accidents on the interstate. Chief Swank answered that the majority of the calls are for accidents. Mr. Seeds noted that it would involve hazmat incidents. Chief Swank noted that hazmat incidents fall under Dauphin County for cost recovery. Mr. Wolfe noted that there are regulations for hazmat incidents. Chief Swank noted that there are some things that would fall under the DECON Taskforce, and some of the expenditures for the fire company would probably fall under that umbrella, but most of it would go through

Dauphin County. He noted any expendables the fire company uses, the bills would be turned into Dauphin County and they would submit one bill.

Mr. Crissman questioned Mr. Stine if he needed any additional information for this program. Mr. Stine answered no as he would look for authorization under the Second Class Township Code.

Mr. Hornung questioned what would you do with the money. Chief Swank answered that he would use it to offset costs, as he has been before the Board twice to ask for additional funds. Mr. Hornung questioned what part of the budget it would be used for. Chief Swank answered vehicle maintenance. He noted that the fire companies' costs are now up to \$9,000 for vehicle maintenance as the equipment is getting old and it cost money to maintain the apparatus. Mr. Hornung questioned if most of the accidents involve people who do not live in the Township. Chief Swank suggested that PSD Johnson might be better able to answer that question. PSD Johnson answered that it is probably an even split, unless they are on the interstate. He noted that the majority of those calls are not for residents. Mr. Hornung questioned Chief Swank how many interstate incidents he responded to. Chief Swank answered that he had 74 calls for vehicle accidents last year. He noted that he is looking for a way to offset the shortcomings for the budget. Mr. Hornung noted that he believes in taxation by use of those expenditures, providing that someone will answer when needed. He noted that there should be some charge, not a total charge for the use of the service. He noted when people have to pay for fire service, they will appreciate it more. Chief Swank noted that he looks at it as similar to EMS billing, they received money too but they also bill for their services. He noted that it will not generate a lot of money but any little bit that he can get will be helpful. Mr. Hornung noted that the fire companies spend a lot of time raising money. Chief Swank noted that he did a fundraising event at Buffalo Wild Wings and raised \$138. He noted that his squad is at HACC tonight for training and as soon as he is done he will join them.

Mr. Hornung noted that the volunteer fire persons sacrifice a lot of time. Mr. Hawk noted that the Colonial Park Fire Company has another fundraising event coming up. Chief Swank answered that he has a car wash scheduled. Chief Swank noted that this is like his third job.

Request from Penn Colonial Swim Club for support of a Dauphin County Local Share Grant application to support paving of the Club's parking lot

Mr. Wolfe noted that he wanted to do a brief introduction for all five grant applications. He explained that the Dauphin County Local Share Grant Program is set forth by the Dauphin County Commissioners to provide a distribution of gaming funds from the Hollywood Casino in East Hanover Township to municipalities in Dauphin County. He noted that there are levels of participation in the program. He noted that East Hanover Township is a direct recipient of funds from the gaming facility. He noted that municipalities abutting East Hanover Township have preference for grant funds, municipalities that are not abutting East Hanover Township can apply for whatever grant funds remain but have to do so with the concurrence of the Dauphin County Commissioners.

Mr. Wolfe noted that the Commissioners have stated that given the number of applications that they receive, they will not accept one from a non-municipal applicant unless the municipality has said that they concur with the submission of the application. He noted that it is a process that has taken time county-wide, but the message has gotten out and we now have five applicants to consider tonight. He noted that the Board has already acted on resolutions for two applications, and once the Board hears the presentations tonight, if it so desires, they will act on resolutions for them and then the Board must rank the applications before the end of August.

Mr. Wolfe noted that this process holds true for all applications coming from Lower Paxton Township, they must be reviewed by the Board of Supervisors, determine if they can be submitted, and then rank. He noted that each applicant must receive concurrence from the Dauphin County Commissioners as part of their application process as well. He noted that there is a tremendous demand for the funds and the Dauphin County Commissioners have established this program to ensure that the funds are distributed fairly and equally.

Ms. Ellen Bierbower explained that she is the Board president for the Lower Paxton Youth Center, (Youth Center) located off of Locust Lane at 100 Elmwood Drive. She noted that the building is adjacent to the Penn Colonial Swim Club and she has partnered with them as they share a large parking lot. She explained that she had a power point presentation that she was going to do but realized that it might be too long.

Ms. Bierbower noted that the Youth Center has been around for over 50 years, a 501 C organization and the focus of the organization is to work with youth programming for alcohol, gaming and smoking education. She noted that they sponsor holiday events, and their target group is anywhere from 5 years old to 25 years old. She noted that the Youth Center has struggled for the past ten years with funding as the economy has dipped and there have been shifts in the demographics of youth that participate in the programming. She noted that the organization has struggled to raise the funds needed for their projects.

Ms. Bierbower noted that Patrice Ametrano and Denny Christ from the Penn Colonial Swim Club Board have worked to secure quotes for the parking lot work for which the application is based in the amount of \$102,000. She noted that it is not a small project that can be funded through chicken barbeques and yard sales. She explained that she is seeking the Board's endorsement for the application. She noted that the Youth Center and Swim Club use the same area but it is also used by the Lions Club sporting events so many people use the parking lot throughout the year. She noted that it provides access to the playground behind E. H. Phillips Elementary School as well as the area behind the bowling alley. She noted that the property extends to the area behind the bowling alley.

Ms. Bierbower noted that there are also water drainage issues. She noted that there was a drainage swale but over the last ten years it has started to migrate into some of the homes and property along Berkley Street, so as part of the proposal to repair the parking lot, it includes fixing the drainage problem as well.

Ms. Bierbower noted that organizations and youth come from all over the Township and area. She noted that she served over 400 kids in 2012 and the Youth Center has independent arts activities, music, art shows, and things like that. She noted that people are coming and going and using the area a lot. She noted that it might be perceived that no one uses the parking lot from September through March that is not true. She requested the Board's endorsement for gaming funds to fix the parking lot so it will be a safer place for people to drive and park and improve the appearance of the area as well.

Mr. Hawk noted that the Youth Center is a hidden asset to the Township. Ms. Bierbower answered that it is. She noted that we have been here for 50 years and the organization started

out as the Penn Garden Association. Ms. Bierbower noted that Tom Boone, the Treasurer for the Youth Center is also present.

Mr. Seeds noted that years ago there was a question as to who owned the parking lot. Ms. Bierbower answered that the Youth Center owns the parking lot as it is on the deed. Mr. Boone explained that the Youth Center owns a total of four acres including the parking lot, midget ball field that the Lions Club uses and adjacent property that has three structures on it, the clubhouse, garage and refreshment and storage stand on the ball field. Mr. Seeds noted that he thought the Lions club owned the property. Mr. Boone explained that the Lions Club has an agreement with the Youth Center to use the property.

Mr. Hawk questioned if we have to rank these requests. Mr. Wolfe answered that tonight the Board must approve the process for moving the applications forward and at a later date, it will have to rank all the projects. He noted that he would have to place a resolution for each project on the agenda for next week's business meeting if the Board chooses to move the projects forward.

Mr. Seeds questioned if the Youth Group has an agreement with the Swim Club and Lions to use the parking lot. Mr. Boone answered yes. Mr. Seeds noted that the Paxton Athletic Association uses the ball fields for football. Mr. Boone noted that the Paxton Athletic Association uses some of the property along the parking lot and also parks there when they are using it. He noted that they use the practice fields at E. H. Phillips but the Youth Group's property extends up to those practice fields.

Mr. Seeds questioned if the bowling alley owns the land behind it. He noted that they put a ball field in behind there years ago. Mr. Blain noted that they are softball fields, for the Central Dauphin Softball. Mr. Boone noted that it is not the Youth Center's property, they have separated from us. Mr. Seeds questioned if they park on the parking lot. Mr. Boone noted when people come in along Elmwood Drive, to that location; they are parking on the Youth Center's property. Mr. Seeds noted that four or five organizations use the parking lot, and he questioned if the Youth Center charges them a fee. Mr. Boone answered that the only agreement that the Youth Center has is that Swim Club mows the grass.

Mr. Blain questioned if the Youth Club had its pre-application meeting with Dauphin County. Ms. Bierbower answered that it is slated for next week. She hopes that the Township

will endorse this project so it can received funds. Mr. Hawk noted that the Board can move it forward but it would be up to Dauphin County to make the final decision. He suggested that it should be put on the agenda as a resolution for next week's meeting.

Mr. Wolfe questioned what was the grant amount requested. Ms. Bierbower answered that it was for over \$102,000, noting that she has a quote from Ernie Brothers which is for \$102,573. She explained that they sought four quotes but only received one other quote from Hempt Brothers. She noted that Ernie Brothers quote was the most comprehensive and provided the most infrastructure and included prepping the swale and fixing the water problems. She noted that it is a better value even though it is a little more money.

Mr. Seeds questioned if they would do drainage work, resurface the parking lot or replace it. Ms. Bierbower answered that they would excavate what is there, chew it up and put it back in, put in a stone base, and a ten inch top. She noted that they would install some sidewalks going up to the buildings and a dumpster pad. Mr. Seeds questioned if they would line the parking lot. Ms. Bierbower noted that the parking lot would be lined, and handicapped parking be added. Mr. Seeds questioned how many parking spaces would there be. Ms. Bierbower answered that they don't indicate that on the plan, but she noted that the quote was for 41,438 square feet of new blacktop. She noted that it is well beyond the Youth Center's capability to fund it even if it did join with the other organizations to pay for it.

Mr. Hornung noted that Ms. Bierbower stated that they served 400 children in 2012. He questioned how you served those children and if the numbers fluctuate from year to year. Ms. Bierbower answered that it is staying about the same, noting that two or three times a month, the Youth Center offers music night. She noted that they have had movie nights as well. She explained that they allow young people from 15 to 25 years of age to have bands, garage bands. She explained that they contact other bands and set up the event to include scheduling and the youth come and so do the bands. She noted that there are times that bands come from New York, Kentucky and New Jersey. Mr. Hornung questioned if the 400 kids are members of the organization. Ms. Bierbower answered no. She noted that they don't have memberships like the Boys or Girls Clubs, but work through informal communication through social media. She noted that she keeps a count of all the kids who attend events but doesn't keep personal information. She noted that they also do anti-gambling, alcohol, and smoking education, and she keeps track

of those numbers. She noted that they keep track of how many kids attend the various events, such as Halloween or Easter events. She noted that the target group is the middle high school age, kids who attend until they move away to college, who bring their younger brothers and sisters. She noted that they also run a summer feeding program for summer lunches and arts and crafts.

Mr. Boone noted that one of the philosophies is that we try to develop leadership among the kids, particularly at the high school age so they understand that we are not there to stage the events for them. He noted that these are things that they take responsibility to make it happen.

Mr. Hawk noted that he was not aware of how comprehensive the programs were. He noted that we will move it ahead to the next meeting to adopt a resolution.

Ms. Bierbower thanked the Board for their endorsement.

Request from Holy Spirit Health Systems for support of a Dauphin
County Local Share Grant application to support the Center for Women's Health

Ms. Susan Stuart, Chief Development Officer for Holy Spirit Health (HSH) Systems introduced Susan Gretchen, the Development Manager. She apologized for not sending the materials to the Township electronically as this is their first time applying for County Funding. She distributed packets to each Board member.

Mrs. Stuart explained that she is asking for Local Share Grant funding in the amount of \$107,000 for the Center for Women's Health Clinic East which is located at 2850 Commerce Drive. She explained that she attended the pre application meeting on June 13th. She noted that Holy Spirit has a total of eight offices in Dauphin County with two in Lower Paxton Township, one at Crums Mill Road and the other at Commerce Drive. She noted that this office provides the most community service.

Ms. Stuart explained that the clinic opened in 2008, and serves about 6,000 patients annually and provides comprehensive reproductive healthcare from infertility to prenatal care to menopause. She noted that she has a staff of 15 to 20 medical professionals who offer general and specialty care given what the patients needs are. She noted that half of the population is Medicaid eligible and since 2008, the clinic has historically run an operating deficit equal to about 30% of its annual budget. Mr. Hornung questioned who makes up the difference. Ms. Stuart noted that it comes out of the Holy Spirit Hospital General Operating Budget and is part of

the fundraising that she is trying to raise for the health system. Mr. Crissman noted that the Hospital has made that commitment to that clinic in spite of the 30% deficit. Ms. Stuart noted that the hospital has a long term commitment and it has never turned anyone away based on their ability to pay and have been a committed community partner for a long time.

Ms. Stuart noted that the clinic patients who go to the Center for Women's Health East come to the Holy Spirit Hospital for their baby's deliveries, noting that they delivered 26% of the Medicaid babies for Dauphin County in 2012, 129 out of 504 Medicaid babies born in the State.

Ms. Stuart asked to fund three pieces of equipment for the clinic, two ultrasounds and one hysteroscope. She noted that most people are familiar with ultrasounds, as they are used to gauge the size of the baby and also looking for multiple births. She explained that the clinic has one ultrasound machine that they have run the wheels off of it. She noted that it goes from one examination room to another and it is nearing the end of its operational life. She explained that they would like to have two ultrasounds for the clinic, costing \$25,000 a piece.

Ms. Stuart noted that she would love to arrange a tour of the clinic for the Board members. She explained that it is set up with two pods of four examining rooms, with a middle hallway so staff can serve eight patients at a time. She noted that it is not unusual for more than one patient to need an ultrasound at the same time. She noted if they are too busy, they have to reschedule the patient sending them to another office, depending on what they are looking for.

Ms. Stuart noted that she has added another physician at that office and the doctor is very excited about the practice. She suggested that the patient volume will grow.

Ms. Stuart noted that the hysteroscope is a long thin telescopic camera that allows practitioners to see something magnified on a monitor. She noted that it is used to diagnosis and assess urine conditions; typically they can deploy some instruments along with that to do biopsies and small procedures in the office. She noted for the population that is uninsured, underinsured, or Medicaid, with high risk, sometimes just getting to the clinic once is a big deal, so trying to get them to all the places that they need to be is a challenge and this request is an effort to provide a better service to the patients.

Mr. Crissman questioned what the cost for the hysteroscope is. Ms. Stuart answered that it is \$56,000 for a total grant application of \$106,921. She noted that the public funding models

are changing in health care as it touches every aspect of the community. She noted that it is serving the population that Holy Spirit is famous for serving since they do not turn anyone away.

Mr. Hawk noted that the Hospital is growing in a lot of different areas. Ms. Stuart explained that they have offices in Cumberland, Perry, Dauphin and a little into northern York counties. She noted that 60% of the patients using the Women's center are Dauphin County residents, noting that the 30% loss rounds out to about \$300,000 annually, so over the past six years, the Hospital has invested between \$1.6 and \$1.8 million to keep it open and operating. She explained when the babies are delivered at the birth place at HSH; the Medicaid reimbursement is only 43% of the actual cost. She noted that it amounts to \$800,000 loss for 2012.

Ms. Stuart noted that the hospital is celebrating its 50th anniversary. She noted that everyone is rededicating themselves to the mission of the HSH. She explained, in her other life she is a council person for the Wormleysburg Council and knows Mr. Seeds through the Capital Region Council of Government.

Mr. Seeds questioned if Ms. Stuart stated that the clinic does not refuse anyone service based upon insurance. He questioned if it is a walk-in clinic. Ms. Stuart noted that people do walk in but typically once they walk in and become established as a patient, they will make appointments. Mr. Hawk noted that is great. Ms. Stuart noted that is what HSH is all about. Mr. Blain noted that we should put this on the agenda for next week's business meeting.

Mr. Hornung questioned what the hospital's commitment is to the clinic knowing that it loses money every year. Ms. Stuart answered that HSH have a very long term lease for the property, and bringing babies into the world is one of its most dearly held missions. She noted in addition to the other clinic that they run at 13th and Derry Street in Harrisburg, it is HSH's 2nd most important service. She noted that there is a long term commitment and they are looking at how to better utilize the space.

Ms. Ramsey noted that HSH is a first time applicant to the Dauphin County Grant process. She noted in her former life she was before the Board seeking funds for the development of the Public Safety Center. She stated that she educated the Dauphin County Commissioners to bring this to the government partners.

Mr. Seeds noted that every year the Board receives more applications for funds, and he questioned if they would fund anything of this nature. He noted in the past, it has been mostly

fire companies and public safety things. Ms. Ramsey noted that the HSH application falls under the grant guidance of public safety and health care providers. Ms. Stuart noted that it is a quality of life issue and a learning process for everyone.

Request from Contact Helpline for support of a Dauphin County
Local Share Grant application to support the purchase of a generator

Ms. Kelly Gollick explained that Contact Helpline is a 24-hour listening information referral program that has served Dauphin County for over 42 years. She noted that Contact has a strong relationship with Dauphin County and the request falls under human services and also for disaster services. She noted that the community is flood prone and the service is available 24 hours a day, seven days a week.

Ms. Gollick noted that Contact is a partner with Crises Intervention noting that their outreach workers come to the Community General Osteopathic Hospital regularly and Contact answers their phone for them when they are not in the office. She noted that Contact has a strong relationship with the Dauphin County Mental Health and Dauphin County Drug and Alcohol Departments. She noted that the hotline assists many people with addiction, gambling issues, and drug and alcohol issues which are consistent with what the Gaming grants funds service for Dauphin County.

Ms. Gollick explained that her request is to install a generator to run the 24 hour hotline in the event they would lose electrical services. She noted that their base of operations is located across the street from the Osteopathic Hospital.

Ms. Gollick noted that Contact has been instrumental in introducing the 211 phone number to the local community. She explained that 211 was developed in the 1990's as a way to access information referrals quicker and to support services like 911 in an effort to answer calls for help with rent assistance or food. She noted that the goal is to divert these types of calls from 911 to 211. She noted that over the past 17 years, 211 has become synonymous with disaster services. She noted that it was instrumental in helping with the aftermath of 911 and Hurricane Katrina, and she has added that phone number to Contact's existing services. She explained when Tropical Storm Lee hit in 2011, when people called FEMA; they were instructed to call 211. She noted that Contact was the only center that was up and running and available during Tropical Storm Lee in 2011, and it helped several hundred people to get connected to food,

shelter, and FEMA assistance. She noted that Contact guided people to talk to their townships if they need help in reporting incidents. She noted that after that incident, they formed the Tri-County Long Term Disaster Recovery Committee which is still assisting people throughout Dauphin, Cumberland and Perry Counties with their 2011 Tropical Storm recovery for flooding. She noted that 211 was very instrumental in New Jersey, taking over 90,000 calls in a very short period during and after Hurricane Sandy. She noted that 211 is still in its infancy in this area but it is an opportunity for the entire state.

Ms. Gollick noted that Contact needs a generator to ensure that their work will not be interrupted. She noted that Contract serves about 6,000 people annually, and in any given year they serve over 20,000 people in the entire area. She noted that they are a critical partner in the community to provide support and services. She explained that she wants to ensure that Contact is ready and available when the next disaster hits.

Mr. Seeds questioned where Ms. Gollick's office was located. Ms. Gollick answered that they are located in the Pennsylvania Council of Church building on Arlington Avenue. Mr. Seeds questioned how much staff Contact has. Ms. Gollick answered that they have three paid staff and the rest are volunteers.

Mr. Wolfe questioned Ms. Gollick what her grant amount was for. Ms. Gollick answered that Contact is asking for \$12,000 as the generator is a little under \$10,000. She noted that she had her pre-application meeting yesterday with the Gaming Commission and they suggested that Contact should ask for a little more to support some marketing of services to the community. She explained that she would ask for \$12,000.

Mr. Seeds questioned where Contact gets its funding. Ms. Gollick answered that she receives United Way funds, and Dauphin County funding from human services, mental health funding, drug and alcohol funding, crises intervention, United Way CAP Region, and Carlisle United Way funding. She noted that Contact does its own fundraising and write grants. She noted that Contact runs the State-wide Safe Haven hotline, mandated several years ago to provide a place for new mothers to call if they are thinking of harming their baby. She noted that Contact has a strong presence in the service area and state wide.

Ms. Gollick noted that they have logged 771,000 calls since 1970; serving the tri-county areas one and half times.

Request from Devon Manor Pool and Swim Club for support of a Dauphin County Local Share Grant application to support pool infrastructure improvements

Mr. Thad D'Ambrosia explained that he was present on behalf of the Devon Manor Swim Club and Devon Manor Pool, seeking the Board's support for a local share grant. He noted that he attended the pre-application meeting with the Gaming Commission and developed the critical needs that the organization is seeking funding for. He noted that the Pool is seeking to make a connection to the sanitary sewer system and the replacement of 20 lateral drains and main drains connections which surrounds the main pool. He noted that the Pool is using a septic system that is over 50 years old, struggling to keep it in operating condition. He noted that a connection would prohibit having to deal with any environmental issues.

Mr. Hawk questioned if the Pool is doing well. Mr. D'Ambrosia answered that there were many post cold war pools that were developed in neighborhoods and a few are still surviving. He noted that they have from 250 to 300 members each year.

Mr. Seeds questioned if the Pool was hooked to the sewer system. Mr. D'Ambrosia answered that the restrooms are, but not the pool. Mr. Seeds questioned if the other work was storm or sanitary sewer work. Mr. D'Ambrosia answered that it would be the lateral drains that go around the pool that connect to the main drain. He noted that it would not be sanitary sewer; it is connected to the filtration system for the pool.

Mr. Hawk noted that his children had found memories of using that pool. Mr. D'Ambrosia noted that the goal of the Pool is to keep everything going for the next 50 years, to provide the memories that Mr. Hawk's children have of their time spent at the pool.

Mr. Seeds questioned how the pool is otherwise. He questioned if the pumping system is working fine. Mr. D'Ambrosia answered that the facilities are in great shape noting that they had an extensive rebuild of the pumping system this year and it is working well. He noted that it is a 50-year old pumping system that has never been replaced.

Mr. Hawk noted that Wedgewood Pool closed and he questioned if Devon Manor was getting some of those members. Mr. D'Ambrosia answered that he did not know if they have gotten any of their members, but Devon Pool reached out to them to offer the use of their pool to their members. He noted that he would like to do that in a manner that would not impact the

Devon Manor Pool's membership. He noted that it would be in their best interest to keep the Wedgewood Pool open.

Mr. D'Ambrosia explained that the application is for \$60,000, noting that they have done some lateral work on an individual basis as needed.

Mr. Seeds questioned if Devon Manor still had a swim team. Mr. D'Ambrosia answered that they do. Mr. Seeds questioned if Penn Colonial disbanded their swim team. Mr. Blain answered that they did that years ago.

Mr. Crissman noted that Devon Manor is noted for its novice meets. Mr. D'Ambrosia answered that it is the only one of its kind in the area where non-year round swimmers can come once in the summer and compete with those on their same skill level.

Mr. Hawk noted that the Board would put this request on the agenda for the next meeting.

Request from Partnership for Hope for support of a Dauphin County Local Share Grant application to support technology development and a community based care practice

Dave Seaman, Executive Director of the Partnership for Hope explained that his organization works with Dauphin County Human Services as well as over 100 community organizations, like Contact Helpline and many different veterans' organizations. He explained that he does some collaborative programs noting that they have an afterschool fitness program in the Township that targets kids who are at risk with obesity. He noted that he works extensively with Central Dauphin School District, Messiah College, Highmark and many other organizations. He explained that he has worked with many churches to provide a mobile skate park environment in the Township.

Mr. Seaman noted that his request goes beyond the events and programs, as he works with Commissioner Hartwick and Helen Spence from Dauphin County Human Service to bridge together the efforts not only of government human services but the informal services such as neighborhood churches, community centers and other kinds of organizations that are in the business of helping people

Mr. Seaman explained that he has a technology background, and has waded into the non-profit world where he found a lot of disconnects. He noted that a lot of people were falling through the cracks, especially as budgets tightened. He noted that many organizations did not qualify for a county program so they had to cut back on what they do. He explained that the

Partnership for Hope fosters those organizations to work together to make sure that people don't fall through the cracks.

Mr. Seamen noted that the proposal that he brings to the Board tonight involves the implementation of technology. He explained that he saved a local insured ten of millions of dollars and then got into non-profit leadership because if figured if he could save companies money, he could provide an opportunity to help people in need and introduce efficiency and a cohesiveness to the activities of the non-profit organizations.

Mr. Seamen noted that the proposal identifies a multiphase project. He noted that he has the cooperation and commitment from Commissioner Hartwick to develop a referral system whereby someone who comes to the attention of Dauphin County Human Services, can make the referral to the various organizations that they have that can help this person. He noted that it would allow the caseworkers to refer that person to the Partnership for Hope, who could resource any of those organizations having a comprehensive data base of people, mentors, services, and family support services. He noted that it would allow the formal care providers to identify who might need help after leaving the Interfaith Shelter who now need housing help. He noted that it creates the atmosphere for a continuum of care.

Mr. Seamen noted that the proposal defines the development of a technology system that would allow for referral from a county employee to dozens of community agencies. He noted that it allows the care coordinator staffed by the Partnership for Hope to be a mentor and guide and to be a family support to the people in crises.

Mr. Crissman questioned if the grant is for \$132,500. Mr. Seamen answered that the overall project is \$162,000, but he is only asking for \$36,000 at this time to fund the initial amount to develop the program. Mr. Crissman questioned what would the \$36,000 be spent on. Mr. Seamen answered that it would be to design the system and provide other funding to compensate the case workers and provide the technology and infrastructure.

Mr. Hornung questioned once the system if fully implemented, would the case workers continue to be needed. Mr. Seamen noted that the beauty of developing this application is that it can be extended to a dozen of different organizations, noting that he spoke today with people from the Capital Area Coalition for homelessness. He noted that they could use this system, and not have to go through their own process of acquiring a case management system. He explained

that he would like to design a comprehensive way to use it on an ongoing basis for a fraction of the cost that it takes now.

Mr. Hornung questioned what would the case management entail and how would it interact with others. He noted if you had 40 families in case management, what would the workers be doing. Mr. Seamen answered that there is a technological piece that allows for the online referral and sharing of information. He noted that the Partnership for Hope Case Managers would be assigned to a family or a person in crises, and they would work with them from five months to a year to be their mentor, and the technology would provide access to CONTACT Helpline's data base of resources. He noted that a caseworker in an informal way would be able to connect them for whose services they need.

Mr. Crissman noted that it was an energetic project and he wished Mr. Seamen good luck.

Continued discussion with Darden restaurants
regarding its Proposed Longhorn Steakhouse Plan

Mr. Brett Mashchak noted that last year he had preliminary discussions with the Board for the plans for the Longhorn Steakhouse for the Sears site. He explained that he wanted to get the plans into the Township and to PennDOT to settle the driveway issues. He explained that he met with PennDOT and they provided feedback to him and he wanted to bring the current plan in for the Board to review based upon the PennDOT suggestions.

Mr. Mashchak noted that PennDOT had some issues with the way the previous plan was designed, especially for stacking issues at the exit area onto Route 22 near the Mountz Jewelers. He explained that he worked with Sears and made changes to the plan. Mr. Crissman questioned if the entrance was down by the traffic light. Mr. Mashchak answered that was the topic of discussion last year with Mr. Fleming suggesting that the traffic intersection be redone. Mr. Crissman noted that the discussion has now moved up closer to the Mountz Jewelers location.

Mr. Mashchak explained that PennDOT had no issues with the traffic intersection and entrance at Sears and they are in the process of redoing the Route 22 signalization so they were fine with the entrance the way it was. He noted that the only change that they wanted was the current right in and right out that is next to the Jewelers. He noted that they wanted a better

stacking area for the cars turning into the restaurant so that cars are not stopping right away and causing any issues for Route 22 traffic.

Mr. Hawk noted that it is an odd in and out entrance way at this time. Mr. Mashchak noted that it is all curb at this point and it is fair game once you enter the parking lot as no one parks out in the proposed area for the restaurant. He noted that it is not striped anymore and people just drive across the parking lot.

Mr. Crissman questioned how much space is there from the new entrance to the jewelers. He noted that Mountz has a little bit of parking on the west side of the building. Mr. Mashchak answered that the distance between the two buildings has not changed but PennDOT was concerned with getting into the mall site and getting into the jewelry store. He explained that PennDOT felt that patrons could access from the back if they needed to.

Mr. Blain noted that the big issue from the past was related to the intersection at the light. He noted that Mr. Mashchak is stating that he went before PennDOT with the plan and the design as you have it now does not create any issues with any types of right of way or need for additional lanes to go straight, right or left turn and no need for any improvements at that intersection at all. Mr. Mashchak noted when he met with PennDOT with the original plan that they provided last year, the discussion was centered on making the changes to the area west of the restaurant. He explained that he made the changes, resubmitted it to PennDOT and they approved it. He noted that they have no plans in to PennDOT to do the signal intersection.

Mr. Wolfe noted that he is not happy for what PennDOT approved although the discussions provided a great improvement, there continues to be a problem with the westbound right turn into Mountz conflicting with the outbound westbound turn coming out of the mall. He noted that a driver could have the turn signal on for a right turn and a motorist coming out of the mall will not know if the driver is turning into the mall driveway or the Mountz driveway. Mr. Mashchak noted that it should take you back to driving school where they taught you not to turn... Mr. Wolfe noted that he understands the driving school but we are the one who have to take the accident reports. Mr. Mashchak noted if you have concerns with the drive entrances in close proximity to each other, there is not much he can do about it. He noted that Mountz is on a separate parcel and the drives exist as they do today. Mr. Wolfe noted if the mall drive only permitted a right turn in with no exits onto Route 22, then you would not have the conflict. He

noted that people turn out when they see the turn signal and if the driver is going into Mountz the car exiting the mall will not know that and will pull out in front of him. He noted if the vehicles had to use the signalized intersection it would be better.

Mr. Mashchak questioned if that was the only access for the Mountz store. Mr. Wolfe answered no as their patrons can come in behind from the Bon Ton. He noted that most of the parking is on the Bon Ton side of the store.

Mr. Blain questioned if PennDOT was aware of the other entrance. Mr. Mashchak answered yes and it was discussed. Mr. Wolfe noted that they did not have the knowledge that the Township has as he tried to explain it to the people in the room that it is a problem where you have two driveways side-by-side almost doing the same thing. He noted that they should be combined but it can't be done because of the parcel line.

Mr. Mashchak noted with the amount of traffic from the jewelry store it would not be an issue.

Mr. Seeds questioned how you envision people coming to the Longhorn Restaurant to enter the parking lot. Mr. Mashchak answered if they are coming westbound on Route 22 they would use that access by the Mountz. Mr. Seeds noted that you are not proposing any changes to the guardrail and it would exist as it does today. Mr. Mashchak answered yes. Mr. Seeds noted that you would need some waivers for that. Mr. Mashchak noted that it is the big waiver now, as technically he would have to bring the entire 12 acre parcel up to code and put in the landscaping requirements. He noted that the Township Engineer does not agree with the waiver. Mr. Crissman noted, from his advantage point, he would suggest that Mr. Mashchak listen to the engineer. Mr. Mashchak noted that the other thing is the redoing of entire intersection. Mr. Seeds noted that he would like to see exactly what you are asking for as far as waivers. Mr. Wolfe noted that is not what he came to speak to the Board about. He explained that Mr. Mashchak asked to be on the agenda for the new design.

Mr. Seeds questioned if there are trees on the plan. Mr. Mashchak answered yes. Mr. Seeds questioned if he would be asking for a waiver of sidewalks. Mr. Mashchak answered that he could put it back in but the sidewalk would go to nowhere. Mr. Seeds noted who knows what will happen in the future as things change. He noted that Mountz could be gone and something else could go in. Mr. Blain noted that Mr. Mashchak stated that he would put it in if he needs to.

Mr. Blain noted that tonight's discussion is about the intersections.

Mr. Hawk explained if he would travel to the Longhorn from his house he would use the Bon Ton entrance and drive around the back. Mr. Wolfe noted that it works very well except for the Mountz traffic. He noted that the Mountz traffic will conflict with those coming out of the mall driveway. He noted that people go into the Mountz driveway but they don't necessarily come out the same way. He explained that the restaurant patrons departing to westbound Route 22 would short circuit the traffic signal and come out at that location. He suggested that it should be a right in only access.

Mr. Crissman questioned Mr. Mashchak if he needed an entrance at that location. He noted that many people will use the traffic light or they will enter from the back area, so is it necessary. Mr. Blain questioned if the entrance is part of the parcel or is it part of the Sears mall. Mr. Wolfe answered that it is part of the mall complex. Mr. Mashchak noted that it is outside of the Longhorn Steakhouse lease parcel. Mr. Wolfe noted that is part of the issue that has been argued by staff and Darden, noting that their lease boundaries are one thing, but the parcel is another thing, but the subdivision requirements apply to the parcel. He explained that Darden needed PennDOT's concurrence on the driveway.

Mr. Hornung questioned what Mountz's driveway is like. Mr. Wolfe answered that there is a one lane cut for Mountz and they have angled parking along the side with a driving lane between the parking and the building. He noted that the Mountz driveway is within 30 feet of the mall driveway, but the Mountz parking sits up about 3 feet from the mall parking. He noted that there is a difference in elevation which is difficult to correct unless you take it out but he did not know what that would do to the Mountz building.

Mr. Hornung questioned if there currently is a right in and right out for that driveway. Mr. Wolfe answered yes, as it is uncontrolled except for the median in the highway. Mr. Blain noted that you have both entrances there now. Mr. Hornung questioned if we have had any accidents there. Mr. Wolfe noted that there is no accident history there. Mr. Blain noted that we are not talking about the traffic that would be generated going into the restaurant.

Mr. Wolfe questioned if there was any reason why the mall driveway couldn't be closed. Mr. Mashchak suggested that Bon Ton might have an issue with that since they have deliveries that use that entrance. Mr. Crissman noted that there is an entrance on the other side of Mountz

that goes directly down that way. Mr. Wolfe noted that you can't get a truck down that small ramp as it would not be able to make the turn. He noted that Bon Ton has a loading dock on the bottom side of the store. Mr. Hawk questioned where their trucks enter the mall. Mr. Mashchak suggested that they could use the driveway in question. Mr. Wolfe noted that they could use the signalized traffic intersection. Mr. Crissman suggested that we should try to eliminate one of the entrances if we can.

Mr. Hawk noted that he has never used that exit to get out of the mall, noting that he would rather use a controlled intersection. Mr. Blain noted that it makes it an easy exit to get on Route 22 instead of using the traffic light. Mr. Crissman noted if you are parked at the rear of the restaurant, you could use the traffic intersection or come around and use the Bon Ton entrance.

Mr. Hawk questioned Mr. Mashchak if he had any objections to the closure of one exit. Mr. Mashchak answered that it becomes a discussion with Glimcher, Bon Ton and the rest of the tenants. Mr. Crissman noted that Mr. Mashchak is leasing his land from Sears. Mr. Wolfe noted that they are all interconnected with cross easements agreements and suggested that this would open a Pandora's Box for negotiations.

Mr. Hornung noted that he agrees with Mr. Wolfe on the double driveway issue and did not think it was necessary to do a landscaping project. He noted if the Board did everything staff suggested, the Board would not be needed; therefore, we have to overlook some things and make decisions that are economically based as compared to ordinance based decisions. He noted that Mr. Mashchak could use that as an argument with the Glimcher Group saying that the Board would let this go if you do this, but he is only one Board member.

Mr. Mashchak noted that Mr. Wolfe stated that the jewelry store is angled parking and only right in. Mr. Wolfe noted that he believed that it is angled parking. Mr. Crissman suggested that it is not angled parking so you could exit from that driveway. Mr. Wolfe noted that there is no signage and it is unregulated for egress and ingress for that area. Mr. Mashchak questioned if he could visit this issue within the year and if there are issues with the intersection then he could work to address it at that time. Mr. Wolfe noted once you get it constructed it makes it harder to get a proper configuration for right in only. He noted if Mr. Mashchak was doing right in only he would design for that.

Mr. Wolfe noted that he did not think this is insurmountable and it should not hold up the development but the current plan is an improvement on what was originally submitted, but it is not perfect by any means.

Mr. Seeds questioned if there is information from PennDOT for the Highway Occupancy Permit (HOP) for what PennDOT will require. Mr. Wolfe answered that staff was involved with the meeting and developer and discussions about the signalized intersection. He noted that PENNDOT was not concerned about the traffic intersection. He noted that he and Mr. Fleming were in attendance but he has nothing in writing. He noted that PennDOT wanted to see the resubmission and they may find this to be acceptable but just because they do doesn't mean that the Township has to. He noted that the Township has rights on design and access points as well.

Mr. Blain noted that Mr. Mashchak has been before PennDOT and Mr. Wolfe was in attendance and PennDOT has no issues with the major intersection which was really the biggest issue the Township had to start with. He noted that PennDOT is not looking for any improvements at that location. He explained that we discussed reconfiguring the intersection with additional traffic lanes, and putting a grass median in between but PennDOT is saying that it is not necessary. Mr. Mashchak stated that PennDOT did not have any issues with the intersection as it is now. He noted that they said in a perfect world they would redo the entire thing, but they had no issues with it and when they do the traffic signalization program to control traffic, it will improve traffic flow.

Mr. Mashchak noted that the only issue that PennDOT brought up was the secondary and internal driveway with a request to make some changes with Sears.

Mr. Hawk noted that he has been in and out of that mall enough that it never seemed other than a rare instance, that someone comes out of there. He noted that he sees cars coming out of the Bon Ton and the light at Miller Road, noting that they have a right turn only when exiting the Bon Ton.

Mr. Wolfe questioned if Mr. Mashchak made any contacts with Mountz to see what they would be willing to do. He noted that they might be a willing partner in a reconfiguration to include cleaning up the mess. Mr. Mashchak answered there has been no contact yet. Mr. Wolfe noted that it wouldn't hurt to ask. Mr. Mashchak explained during the discussions with Mr. Fleming and PennDOT there was an issue with the change of grade. Mr. Crissman noted that it

would never hurt to talk to Mountz about it. Mr. Wolfe suggested that we are talking about a big enough area that you could lay it out to fix the grade issue if Mountz was willing. Mr. Mashchak noted if you are looking to feathering three feet of grade that will affect a lot more than that. Mr. Wolfe noted that it would a little bit. Mr. Wolfe questioned if Mr. Mashchak could contact Mountz to see if they would be willing to combine the two entranceways into one to serve both parcels. He noted that we do not need two driveways, side by side, separated by a yellow line.

Mr. Blain noted that the action plan is for Mr. Mashchak to contact Mountz Jewelers to determine if they would be willing to work with Darden on reconfiguring the intersection; otherwise, it looks like everything is moving in the right direction. He noted if Mr. Mashchak could do that it would get him over the threshold. Mr. Mashchak. stated that he would do that.

Review of a proposed Zoning Permit Application and Stormwater Permit Application

Mr. Wolfe noted that the Zoning Ordinance of 2006 provides for the Township to have a zoning permit. He noted that the Township never had a zoning permit which is contrary to how most municipalities operate. He noted that staff uses the building permit as the primary point of contact for an applicant doing land development activities. He explained that staff has had problems since the Pennsylvania Uniform Construction Code (UCC) went into effect and was amended over time. He noted that certain things are permitted under the UCC that don't require a building permit.

Mr. Wolfe explained that a person can install a fence today without a building permit, whereas previously, it would have required a building permit with staff checking setbacks as part of the building permit process. He explained that outbuildings under 1,000 square feet in area do not require a building permit. He noted that a 400 square foot detached double garage would not need a building permit and there is not need to contact the Township to build one.. He noted that there is no checking of setback areas, impervious coverage and those types of items. He explained that we have had a problem with erosion and sedimentation controls, having no way to regulate fill and excavation activity. He noted that Mr. Minito in Linglestown who did all the filling behind his house, along with Mr. Pleasants and Mr. Weader are prime examples. He noted that the sewer contractors are required to get rid of their fill and they enter into private

agreements and typically they have done this and violated a zoning regulation. Mr. Hornung noted that he has one violation at this time that he wants Mr. Wolfe to check out.

Mr. Wolfe noted that people need to come to the Township to get a permit so staff can check setbacks and review basic information. He noted that he has prepared a one page application form, and he suggesting levying a minimum application fee of \$25 for every activity that would have previously been started with a building permit changing the initial process to a zoning permit. He explained that the permit asks for initial construction, building additions, swimming pools, deck, patio, fence, detached garage, accessory building, fill or excavation or other. He noted that others could be a solar panel or satellite dish. He noted that people are doing these things incorrectly and once they have them in place it becomes far more difficult to correct than it is before they build it. He noted that most of the problems that staff has tried to clean up are the mistakes from the past.

Mr. Hawk noted that it would make it much easier for staff.

Mr. Crissman questioned if anyone would have a project that would cost less than \$25. He noted that he would not want anyone coming in and to apply for a permit and state that their project would cost \$15 but they have to pay a \$25 application fee. Mr. Wolfe answered that he could not see anything on the list that would cost less than \$25. Mr. Blain noted that the issue is that it doesn't matter what the size of the project is; it takes the same amount of time to process the application.

Mr. Seeds questioned if the applicant would get information when they received the permit. He noted if someone wanted to put a satellite dish on the side of their house they shouldn't need to get a permit. Mr. Wolfe noted not if they attached it to the houses they would not need one, but if they place a dish in the yard, just like a solar panel they would need a permit. He noted that it would verify that they are not placing it in a setback area. Mr. Seeds noted that it would have to be for an addition, not an existing use.

Mr. Hornung noted that it is unbelievable what people are doing with earth moving.

Mr. Wolfe noted that it would affect change of use in a building but not interior remodeling.

Mr. Seeds questioned if the surrounding neighboring townships have this permit. Mr. Wolfe answered yes. He noted that the template he used was from West Hanover Township. He

noted that they have a one page zoning permit that is very easy to follow. Mr. Stine noted that Lower Paxton Township is the only municipality that he represents that does not have a zoning permit.

Mr. Hornung explained that he is in favor of it. Mr. Wolfe noted that he will do a resolution for Tuesday night with a \$25 application fee.

Mr. Wolfe noted that the Stormwater issues have been talked about in the past with the recent adoption of stormwater amendments. He noted that staff is working to implement this and a stormwater permit application is required by those amendments. He noted that it comes into play for activities that would be in excess of 1,000 square feet of additional impervious coverage. He noted if you are in excess of 1,000 square feet of new impervious coverage, you have to get the permit and do a stormwater management plan, record it, and provide an operations and maintenance agreement for the stormwater facilities that you install as well as post an improvement guarantee that will ensure that the facilities are built per the plan.

Mr. Wolfe explained that the one complaint that staff has received is that residents don't believe they are being told enough information up front about the process. He noted that the stormwater permit will do that as it will provide the basic information on page one and page two provides a checklist that outlines what has to be done.

Mr. Wolfe noted that the Township would charge a permit fee for this as well and since it is a more intensive review at staff level there should be a blanket fee of \$50 to \$100. He noted that the engineer's plan must be reviewed by the Township Engineer and the applicant would pay for those costs as well. He noted that the Board could charge \$25 if it wants to but staff is currently reviewing the plans but not being reimbursed.

Mr. Seeds questioned if you could base the fee on the project. Mr. Wolfe suggested that it would be better to keep a flat fee. Mr. Seeds questioned if it is the same amount of work. Mr. Wolfe noted for the two pages, that would be yes, but when you get to the actual review of the plan, the bigger the project, the more costly it is, but that would be covered under the engineer's review fees.

Mr. Crissman noted that he likes the checklist for the application so when the applicant walks out the door, they know what they have to do.

Mr. Hawk questioned if the Board is comfortable with \$50. Mr. Hornung answered that he was. Mr. Crissman and Mr. Blain stated that they are. Mr. Wolfe noted that he would prepare the resolution for the stormwater application as well.

Review of the final subdivision plan for Kendal Oaks Phase IV
as it relates to land dedicated to the Township

Mr. Wolfe noted when the Kendale Oaks Plan was presented to the Board five years ago it considered straightening Conway Road to take the majority of the compost facility traffic out of Hodges Heights neighborhood and put it on the compost facility driveway that would be turned into a road. Mr. Blain noted after the Board moved forward with this, the Hodges Heights neighbors did not want it and the Township abandoned the idea.

Mr. Wolfe noted that the Board has a legally binding agreement that states that the Township will buy what was one lot in Phase IV of Kendale Oaks for \$30,000. He noted the phase has been reconfigured, showing the original plan and the current plan that shows the acquisition of the lot to the Township. He noted that Conway Road was moved up into the land fill area, noting that Conway Road was to intersect at that location and there would be no internal traffic within Hodges Heights. Mr. Wolfe noted that the developer wants to move forward with what was approved in final form with the one lot reduction to provide right of way for a road for the Township. He noted that the lot lines have been changed, with one lot being reduced from the plan. He noted that the Township picked up a triangular area of land with the relocated Conway Road using that land. He explained that the Townships has no plans to build the road at this time.

Mr. Wolfe noted that the Township could go back to the developer and have him use the original plan, but he would not recommend that we do that. He suggested that the Board should follow through with the agreement, pay the \$30,000, and let the developer proceed with the revised development for two reasons. He noted at some point in the future the Township may want to turn the back driveway into a road and then it would have the land to do it. He noted that the main public access to the compost facility, from Conway Road allows patrons to turn in and loop around to deposit the brush. He noted, under the original plan, the lot backs up to Conway Road, as well as a good portion of the driveway. He suggested that there would be significant problems with the owner of a couple of the new residential lots for the driveway with the number of people who use the compost facility. He suggested that it is better for the facility, even if the

Township never builds the extension to Conway Road as it would serve as a buffer from the facility to the residences. Mr. Crissman noted that staff would have to maintain the land and cut the grass. Mr. Wolfe suggested that it provides for a better way to improve the entrance into the facility.

Mr. Crissman noted that it would protect the future land owners of Phase IV.

Mr. Seeds noted that the residents will want a buffer from the land fill.

Mr. Hawk questioned if the developer recognized this issue on his own. Mr. Wolfe answered that no one has bought those lots yet but the developer will sell them and he will take them out in the middle of winter and show them their backyard as no one uses the compost facility during the winter months.

Mr. Seeds noted that the developer has the same number of lots as they had before. Mr. Wolfe explained that the developer lost a lot.

Mr. Hornung noted if the Township decides to put in the road, all those compost patrons will be driving behind those people's homes, so we will have the same situation. Mr. Wolfe noted that they would be buying their homes knowing that there is that potential. Mr. Hornung noted how many times people buy land not knowing what could happen to the land around them. He questioned how we make the people aware that the Township has a right of way through that area. Mr. Wolfe noted that it is on the plan. He noted that he did receive one call about it but it is up to the property owner to do due diligence and the developer to let them know; however, we all know how that goes. He noted that it is on public record that it exists as Township owned property, and the Township can do with it whatever it wants. He noted if we want to turn it into a road, we can as the Township has the land to do it.

Mr. Wolfe recommends that the Board approve the payment of \$30,000 for the lot to Kendale Oaks. Mr. Crissman, Mr. Hornung and Mr. Blain agreed.

Review of the Dauphin County Urban County designation for the Federal Community Block Development Grant Program and the Township's ability to "opt in" or "opt out"

Mr. Wolfe noted that the Board has been asked to do this before, noting that it has two options for the grant program. He explained that Community Development Block Grants are federal funds that are given to municipalities and states based upon size. He noted that the municipality has to have a population of at least 50,000 people to be a direct entitlement and the

Township misses the mark. He explained that the Township has two options to obtain block grant funds; either apply directly to the State or opt in to Dauphin County's program and apply for the Dauphin County share of grant funds. He noted, in the past, the Township has decided to opt in to the County program. He noted that the Township has received funds for the construction of the Senior Center at the Friendship Center, funds for two sidewalk curb cut projects, for a total of \$500,000 in grant funds. He explained that the Township has a hard time qualifying for grant funds because a project must benefit elderly or physically disabled people or meet a 51% low or moderate income level as shown by the census. He noted that the Township has two census tracks, either that the census data meet the requirement, however, when you do income surveys which we have done in the past, we don't meet it. He noted that the ability of the Township to apply for funds is limited to begin with. He recommended that the Township continue to opt in to the County program as it has worked well for the Township in the past noting when it had an eligible project, the County was willing to listen and fund it. He noted that it is hard to come up with an eligible project.

Mr. Hawk noted that it would not cost the Township anything. Mr. Wolfe answered no, but the Township could take its chance and apply at the State level as they have a bigger pool of money competing against a larger pool of applicants.

“Otta Know” Presentation: PMAA presentation on stormwater authorities

Mr. Wolfe noted that he would postpone discussion on the stormwater authority issue. He noted that the information is for the Board to read. He explained that the presentation from the Pennsylvania Municipal Authority Association on municipal stormwater authority references the legislation that has been introduced into Pennsylvania. He noted to fund stormwater improvements it would be great if the Township had the same legal mechanism that it does for sanitary sewer improvements. He noted that Mr. Stine has conducted research and since the Township does not have a combined sanitary sewer system, a separate system, it does not qualify under the authorities act to have a stormwater authority.

Mr. Stine noted that under the current authorities act, the problem is that there is no mechanism to fit to be able to assess rates and charges.

Mr. Hawk noted that you will get an argument no matter how you access rates, noting that you could do it by zone or township-wide. Mr. Stine noted that is why you need a statute telling you that so then there would no argument. He noted that the authorities act deals with water and sewer but it doesn't deal with stormwater.

Mr. Seeds noted that the Pennsylvania Municipal Authorities Act is taking the position that Township's can create an authority. Mr. Stine noted that but how will you charge for it, there is no structure to do it.

Mr. Seeds questioned if legislation was passed by the Governor to do this. Mr. Wolfe answered that he was not sure. Mr. Hornung noted that we could create one and then if it was challenged it would resolve the entire issue. Mr. Stine noted that it would be better to have the legislation create it and provide for it then there would be no legal challenge.

Mr. Hawk noted that he would check to see if the act was signed by the Governor.

Adjournment

There being no further business, Mr. Blain made a motion to adjourn the meeting. The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Maureen Heberle
Recording Secretary

Approved by,

Gary A. Crissman
Township Secretary