

LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS

Minutes of Board Meeting held July 16, 2013

The business meeting of the Board of Supervisors of Lower Paxton Township was called to order at 7:32 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, David B. Blain, and Gary A. Crissman.

Also in attendance were George Wolfe, Township Manager; Steve Stine, Township Solicitor; Tom Wilson, Kurowski and Wilson Engineers and Todd Gelbaugh, Meadows Frozen Custard; and Ted Robertson, SWAN.

Pledge of Allegiance

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

Approval of Minutes

Mr. Crissman made a motion to approve the minutes from the June 11, 2013 workshop and the June 18, 2013 business meetings. Mr. Blain seconded the motion, and a unanimous vote followed.

Public Comment

Mr. Ken Parmer, 4292 South Carolina Drive, noted that he received a copy of a magazine titled "Linglestown" presuming it was mailed to everyone in the 17112 area. He noted that the article about the intersection of Mountain Road and Blue Bird Avenue states that it cost \$9.4 billion. He hoped that the Township did not spend \$9.4 billion on the intersection. Mr. Wolfe answered that the Township has no association with that magazine, he was not aware that it was going to be published, and he did not know where they got their information or figures for

that project that was totally a PennDOT project. Mr. Parmer noted that it is still taxpayer money. Mr. Wolfe noted that the Township has no information in regards to the magazine or the information contained in it.

Mr. Parmer noted back in 2008, there was a big controversy about stormwater management basins in the Estates of Autumn Oaks being uphill from residences that could possibly cause problems with basement flooding. He noted that the citizens hired a consultant who testified during a Township meeting which resulted in Mr. McNaughton hiring a company named CMX who did a report. He noted that the report stated that the retention ponds should have a depth of 18 inches of clay bottom to seal the bottom of the stormwater management basins. He explained that he contacted Ms. Moran, the Zoning Officer, to find out who was monitoring the work and she provided the name of Steve Fleming from HRG. He then contacted Mr. Fleming and was told that McNaughton had Chad Badorf of Advanced Engineering monitor the project to ensure that everything was done per the CMX report. He explained that he contacted Mr. Badorf and received a snotty answer that Mr. McNaughton did not authorize him to release the information to Mr. Parmer. Mr. Parmer then emailed Mr. Joel McNaughton and he responded by saying that the Advantage Engineer's testing results are on file with Lower Paxton Township, and that the basin construction has been found to comply with the CMX 2008 Report.

Mr. Parmer noted that it rained with a vengeance two weeks ago and he took some pictures of the pond. He distributed pictures to the Board members that showed a layer measuring one foot and another layer that had less than six inches of clay. He noted if the basins were built to specification, a yard stick should show the depth half the height of the yardstick. He noted that he then called Mr. Fleming and told him about it and requested that someone check the basins. He was told that he would check it two weeks ago and said he would get back to him. And he has had no response from Mr. Fleming. He stated that the basins do not meet what the

report said the basins are supposed to do. He noted that he is not getting an answer and he wants to know who will take responsibility to make sure that the retention ponds are constructed per the report that was submitted assuring the neighbors that they would not suffer from any residential basement flooding due to the ponds.

Mr. Hawk noted that this is the first time he heard about this issue. Mr. Parmer noted that it only happened in the last two weeks. He explained that he called Ms. Moran in May and on May 14th Mr. McNaughton responded to his email that everything was fine and that the reports were submitted to the Township, but he does not know who the reports go to and who reviews them. He questioned if there is a quality control system that when the reports are reviewed, someone goes out and checks to make sure that the report is fact.

Mr. Hawk questioned if Mr. Wolfe would look into this. Mr. Wolfe answered that he would be happy to get information for the Board and report back. He noted that he will make sure Mr. Fleming reports to the Board for what is going on. Mr. Parmer noted that he wanted to go to the workshop meeting but the time was too short from the time he spoke to Mr. Fleming. He noted that he did not want to wait another month for something to occur. He explained that he spoke to two neighbors and received more response than he expected. He noted that his neighbor has a sump pump that runs when it rains and the water runs next to his yard, crosses the sidewalk, and it was very odd that the sump pump was pumping muddy water. He noted that it left a residue of mud on his sidewalk. He suggested that water coming into a sump pump would be clear by the time it was pumped out of the pump.

Mr. Hawk noted that the Board has no answers at this time but it will look into it.

Mr. Parmer noted that he spoke to Mr. Fleming and explained to him that the basins don't drain and he was informed that they are sediment retention basins used until the construction is completed.

Mr. Parmer noted for the Tuscan Village development, there hasn't been a house built there in three years, but the retention pond in that area has always had a lot of water in it and when he asked a question about mosquitoes he gets referred to Dauphin County. He noted that is what he was told by Mr. Fleming. He stated all he gets is a run around.

Mr. Hawk noted that he will arrange a meeting with Mr. Fleming and Mr. McNaughton.

Mr. Parmer noted that he warned Mr. McNaughton that he was attending the meeting and when he checked this evening, the little gutters have been filled in and covered up, so it is not obvious if you look at it now as they were built up today.

Mr. Daniel Eby, 2739 Colonial Road, noted that he has been a resident of Lower Paxton Township his entire life, attending the Central Dauphin Schools, so when he was looking for a place to live with his family, he wanted to live in the Township. He explained that he looked around for a place to live that would fit his growing family and he found a lot on Colonial Road in Centennial Acres. He explained that he thought it was perfect as he has little children and there is very little traffic at that end of Colonial Road. He noted that he did see the sign that read, "Autumn Oaks was coming soon". Mr. Eby provided pictures to the Board members.

Mr. Eby noted that growth is good for the community for tax revenue and he did not have a problem with that. He explained that he wanted to know what he was getting into so he called McNaughton Homes to get an answer about what their plans were for that area. He noted that he was told that there were no immediate plans to build on November 23, 2012. He explained that he purchased his home and moved in December 18, 2012 and a few weeks after that trucks came in and started tearing down all the trees. He noted that he called McNaughton Homes again to ask what was going on, and they asked him to come in to talk to them. He noted that he went to the offices in Susquehanna Township and talked to them about the situation, and all he got was a bunch of promises that they didn't live up to. He noted that he was told that the ponds were

going to be low enough that they could play baseball in if they wanted to as there would hardly ever be any water in them. He noted that it would be two acres of ground next to his home that would be open.

Mr. Eby noted that construction people have rules for parking and hours that they can work and none of that has occurred. He noted when they stripped all the trees, they did not take into account that when you remove trees the moisture has to go somewhere so he has big mudslides coming down the mountain and the little retention pond has turned into a swimming pool without a permit. He explained, to have an eight year old, a six year old and a new born with that type of water coming down it is a danger. He noted that there is no fence around it and showed a picture of all the trees that were removed as well as the pond.

Mr. Hawk questioned Mr. Eby he would not have bought his home if he knew this was going to happen. Mr. Eby answered yes. He noted that they call it a detention pond but it retains water all the time. He noted that he waited two years to purchase his home and he would not have purchased that home as he was being really picky about schools as he was in it for the long haul. He noted in February 2013, water started to accumulate in the pond but it is getting worse. He noted that his home is at end of Colonial Road on the right hand side. He explained that each month it gets worse and worse, the streets are lined with cars each day, parked in the wrong direction and blocking his driveway. He explained that he asked drivers to the move their vehicles and they provide an attitude when asked to do so. He noted that they have ruined the surface of the road with their construction vehicles..

Mr. Eby showed pictures from a mud storm that occurred in April that impacted the streets around his home. Mr. Seeds questioned Mr. Eby if he has spoken to Mr. Joel McNaughton after this occurred. Mr. Eby answered yes, noting that people came out to look at it

when the storm occurred and someone said that they would dump stone at the bottom to redirect the mud but when the next storm came it did not do the job.

Mr. Wolfe noted that he does not have enough information to take any action. He suggested that he would have Mr. McNaughton and Mr. Fleming meet with staff to determine what is going on to address the problems. He noted that he is just hearing this for the first time.

Mr. Eby noted that they are damaging the road and he asked if they would be repairing the road at the end of the process and they said no, that they didn't have any plans to repair the road. Mr. Hawk noted that staff would be addressing Mr. Eby's and Mr. Parmer's issues with Mr. McNaughton. Mr. Crissman noted that there is an issue with small children and the standing water in the pond.

Ms. Lenora Fuller, 4294 South Carolina Drive, explained that she lives at the corner house opposite of where Mr. Eby lives. She noted that Mr. Parmer told her about the mud that was coming out of the side of her home. She explained that her son had walked around the other side of the house by the road and he found a flood of water coming down the grass. She noted that it was very wet and she never had that problem before. She noted that she has water coming around both sides of her home and questioned what it would do to her foundation.

Ms. Fuller noted that McNaughton cut down all the trees. Mr. Hawk questioned if Ms. Fuller lived across the street from Mr. Eby. Ms. Fuller answered yes. She noted that the construction workers start at 5 a.m. or 6:30 a.m. in the morning and on Saturdays. She noted that her daughter who was a nurse had to move out since she couldn't get any sleep during the day. She questioned if there are noise ordinances to prevent them from working seven days a week. She noted that they were to have clay liners on the detention ponds but it looks just like grass; the water is deep and it is worse than a swimming pool.

Mr. Hawk noted that we have three problems that all stem from the same source and he noted that he would have staff look into this.

Mr. Jim Storm, 2749 Keystone Drive, explained that he lives in a cul-de-sac that borders the drain for the retention pond that the people were referring too. Ms. Cindy Storm noted that they will have one of the retention ponds directly behind their home. Mr. Hawk questioned if their issue was also related to what the three prior people were discussing. Mrs. Storm noted that she had pictures for the board to look at as well. She noted that the drain for the retention pond is full of standing water since they installed it. She noted that the pictures were taken a while ago and she also took some pictures tonight on her cell phone. She noted that she has mosquito bites from going into that area to take the pictures. She explained, having that amount of water sitting is unsafe for Mr. Eby's children.

Mr. Hornung noted that one picture shows Mr. and Mrs. Storm, and he questioned if it was taken from where their property abuts the pond. Mr. Storm answered that it is on Mr. McNaughton's property adjacent to his property. He noted that his property is behind the area from where he was standing. Ms. Storm requested the Board members to go out to look at the site.

Mr. Storm noted that the existing drain for the retention pond and the one further up on the mound do not meet OSHA's standards for safety as they are too deep, they are not sloped and don't have stepped sides. Mr. Hornung questioned if this is in regards to the basins. Mr. Storm answered that it is in regards to the drains for the basins. He noted that they are not designed to drain into the existing streams. He noted that they are designed to retain water and we are having mosquito issues.

Mr. Hawk questioned if he could keep the pictures. Mr. Storm answered yes as he has extra copies.

Ms. Storm noted that the water never drains. Mr. Storm noted that the retention ponds were designed to drain in three days and that is not happening.

Mr. Blain noted that Mr. Wolfe needs to meet with Mr. Fleming and Mr. McNaughton to find out what is going on.

Chairman and Board Member's Comments

Mr. Blain noted on Saturday, July 20th the opening ceremonies will occur for the Haps Boyer All Star Baseball Tournament at Koons Park. He noted that it is the 60th year for this event. He noted that it is the premier all-star tournament for 11 and 12 year olds in Central Pennsylvania. He wanted to congratulate the kids from Lower Paxton Township, West Hanover Township, and Linglestown who made the all star team. Mr. Hawk noted that they used to have that event in West Hanover Township. Mr. Blain explained that West Hanover Township hosts the championship game. He noted that the opening games and ceremonies will occur at Koons Park under the lights.

Manager's Report

Mr. Wolfe noted that Lower Paxton Township will host the National Night Out for Safety event on Tuesday, August 6th at George Park starting at 5 p.m. and ending at 8 p.m. He noted that the event is coordinated by the Police Department in conjunction with Parks and Recreation, Public Works, and Sewer Departments. He noted that the Shade Tree Commission and Arts Council will also be in attendance as well as members from all three fire companies and SCEMS as well as private sector vendors.

Mr. Wolfe noted that the event is open to the entire community and is well attended and has grown over the years. He invited the community to come out and have a good time.

Mr. Wolfe explained that he has received various notes and announcements regarding the recent heat wave that has spread across the East Coast. He noted that the American Red Cross has

provided information to the Township for its citizens to stay safe during the heat wave. He noted that the Red Cross safety check list can be found at [www. redcross.org](http://www.redcross.org).

Mr. Wolfe noted that the Dauphin County Commissioners have issued an advisory for the elderly. He noted that they suggested that the elderly living without air conditioning should spend time at a local senior center such as the Friendship Center located at the 5000 Commons Drive. He noted that the Center is open from 7 a.m. to 3 p.m., Monday through Friday.

Mr. Hornung explained that he had to be excused from the meeting as a family situation just came up and he apologized for his absence.

OLD BUSINESS

Presentation of the final Wolfersberger/Koons Park Master Plan

Mr. Brian Luetchford explained that 13 years ago, the Township entered into a purchasing arrangement for 90 acres of land known as the Wolfersberger Tract in the area of Linglestown. He noted that the process was completed earlier this year and the Township took ownership of that property. He noted that the Township received approval from DCNR two years ago for a grant to begin the planning process for the Wolfersberger parcel and Koons Park which has an aging infrastructure and stormwater problems.

Mr. Luetchford noted that the Township entered into an agreement with Simone Collins Landscape and Architecture to begin the planning process for both parks. He noted in the planning process both parcels are looked upon as sister parks and the process is nearing its end. He noted the consultant has been conducting meetings since last September and Mr. Bill Collins is present to provide an update for the plan.

Mr. Hawk noted that the Board members are constantly reminded of the wealth of the park system in the Township. He noted that this plan is an example of future planning for what the Township does well.

Mr. Bill Collins explained that he is part of a team made up of landscape architects, civil engineers, forestry professionals and pool architects. He noted that the master plan was funded by the Department of Conservation and Natural Resources (DCNR) with matching funds from the Township to determine how both parks could be developed simultaneously. He noted that Koons Park is an urban park surrounded by fairly dense residential development and Wolfersberger Park is open space. He noted that Koons Park is a low lying area and Wolfersberger Park is comprised of hills and valleys. He noted that Koons Park is an overused park and Wolfersberger Park has to be improved to be used. He noted that the access at Koons Park is very easy from many different directions, whereas Wolfersberger Park has difficulties for future access.

Mr. Collins noted that the master planning process is not design. He explained, over the course of the past ten months, Simone Collins has worked directly with the Township Master Plan Committee to craft a public involvement program to include committee meetings, public meetings, key person interviews, meetings with the Board of Supervisors, and meeting with two focus groups. He noted that some of the participants are present at this meeting.

Mr. Collins reported, since the last presentation made to the Board members, he had a chance to speak with Mr. Seeds who brought up some issues that he will cover tonight. He noted that the master plan is not design; rather an articulation of the community vision for what they would like to see in the park while trying to reach consensus. He noted that the Committee came close to doing that.

Mr. Collins noted that the elements of the plan that he is going over are just that, elements that are optional at the election of the Supervisors. He noted that the elements will be developed based upon the amount of funding and continued support by the community. He noted that every time the master plan is taken to the next step, the plan will be revisited by the

community, Committee, and Supervisors to decide what should be built and what can be built within the budget.

Mr. Collins explained that he started his work by conducting a site analysis for each property. He noted that the Wolfersberger Park is one parcel connected by a small neck that has an entrance off of Wenrich Road leading to the current paintball use. He noted that the orange coloring on the map shows the steep slopes and the light color in blue shows the wetlands. He noted that both parcels are cut in half by valleys that provide certain constraints to planning and developing. He noted that access to the land is very difficult, thus the reason for the inclusion of a traffic engineer in the planning process. He noted that a main power line also goes through the northern parcel.

Mr. Collins noted some of the infrastructure for Koons Park is over 60 years old, and the pool located near Laporte Street is over 58 years old. He noted that the park borders Laporte Street to Balthaser Street to Raspberry Lane. He explained that he reviewed the current facilities at Koons Park in terms of compliance for today's standards, and the fields shown in red don't meet today's standards and that is one thing that DCNR looks at in making the proper improvements such as the correct orientation of the playing fields. He noted that the drainage for this site has a low drainage area, the soils don't perk well. He noted that there are some drainage pipes but he is unaware of the condition of those pipes. He explained when it rains hard, the parking lot and some of the field floods. He noted that there is existing parking on the north and south side but it is not sufficient for the usage.

Mr. Collins noted that through the community process, a series of preferred improvements were developed, and each one had implications on the other. He noted improving one facility required taking one or two facilities off line to do the work. He noted that he did a number of analysis and alternatives and the current plan is the preferred alternative. He noted

that it does not please everyone. He noted that he wanted to go over the basic design and explain how the decisions were made.

Mr. Collins noted that the idea was to add more parking and improve the current parking to keep it at the perimeter of the park to leave the interior area as a walkable area not having to cross too many driveways but adding improved access. He noted that Laporte Street is used for dropping off and picking up at the pool but there is no real entry place to park. He noted that the street is wide and parking on the street is undefined. He noted that the parking lot on Raspberry Lane has the potential for more parking by changing the existing parking. He noted that the Teener Field would be moved to bring it up to standards so when the right handed batters hit the ball, they are not putting the ball out onto Balthaser Street. He noted that the orientation would be correct. He noted that the salt dome would have to be moved and would entail some costs to do that. He noted if you want to make things optimum, this area has sufficient room to house the Teener Field. He noted on the other part of the north side, where the football field is located now, he suggested consolidating the practice fields, removing the two softball fields out of Koons Park and moving them to Wolfersberger Park. He noted that he wants to keep the two softball fields together so that use would be in one place. He noted that it would be good to keep all the football improvements in one area. He noted that drainage improvements would also be made and that area could become a large multiuse field. He noted that there would be an entranceway off of Raspberry Alley and Laporte Street; however, he reconfigured the parking by removing the salt dome which leaves more room for the fields and parking. He noted that there is a restriction of the roadway in trying to create parking off of Laporte Street to separate the people walking from the cars and the cars traveling on that street. He provided a drop off area for children that is not located on the street.

Mr. Collins noted that the pool is shown in the same location; however there are additional plans showing a new pool and improvements. He noted that it is not part of the master plan but it is there in the event an organization wants to develop it. He noted that the Township has made it clear that improvements to the pool would be done by partners with the Township.

Mr. Collins explained that he moved the two tennis courts to Wolfersberger Park since they need to be rebuilt, and it is one use that could free up space at Koons Park. He noted that the fields were reoriented, court games were consolidated, sand volleyball was added, two new tot lots were added, and pavilions and a concession stand were added. He noted that the plan incorporates a stormwater system that is a series of pipes and rain gardens. He explained that rain gardens are the planted open swales that retain and evaporate stormwater that meanders through the design to the final basin to release the water to the creek.

Mr. Collins showed a promenade area where sidewalk games could be played and a possible bandstand.

Mr. Collins noted that the Wolfersberger Park has a north and south plan. He noted that it would make sense to use the driveway entrance that comes into the Park and the alignment of that driveway to access both sides of the park. He noted to get to the rest of the park it would be good to keep the road at the perimeter as much as possible except where you have to avoid the wetlands. He noted that is why the road loops. He explained that the perimeter loop road would serve both sides of the park.

Mr. Collins noted that one of the highest priorities the residents expressed was the ability to walk for all age groups. He noted that it is the preferred common recreation all across the United States so the plan identifies a system of walkways, some parallel to the road and some entering into the interior of the park. He noted that it is several miles of trails and walkways.

Mr. Collins noted for the north part of the Southern park, it shows tennis courts and parking to serve the multiuse area that needs to be terraced due to the slopes. He noted that there are three multiuse fields on the south side of the park, but soil will have to be brought in, compacted, seeded and graded. He noted that the Board was clear that they wanted to get the most reasonable amount of usable multiuse fields at the new park. He noted that it would be very difficult to fit in more than what he has on the plan given the constraints of the wetlands, slopes and other items that need to go on site.

Mr. Collins noted for the south side there are three benches for multiuse fields, with two being designated as softball fields. He noted that the timing and ultimate development shows two pavilion restrooms, one on either side because once the fields are built people would have to use the cars to access the restrooms. He noted that one half of the park could be developed first and the other later, with each side having a small playground to provide a place for siblings to play while the older brothers or sisters are playing a game. He noted that the walkway must cross the wetlands so it is shown as a boardwalk, and the area closest to the residential area would house the dog park. He noted that a dog park is a fenced in area dedicated for dogs to use. He noted that dog parks are in demand all over the State.

Mr. Collins noted that the road would go from the south side of the park to the north side of the park and enter a parking lot cul-de-sac noting that the area has wetlands and stream corridors, and a wooded area. He noted that the power lines traverse this area as well and currently a large area is used for paintball activities. He noted that continued use would be negotiated in the future. He explained that a multiuse field located in this area could be used for paintball, soccer, baseball or cricket. He noted that the system of walkways continue through the site to include a wetland overlook. He noted that there is an area for an alternative dog park if

needed that would afford the ability to rest one of the dog parks each year. He noted that a parking lot could be added with restrooms if the parcel next to it was developed.

Mr. Collins explained that the Committee tried to anticipate what would occur with the surrounding undeveloped land. He noted that there are no houses next to the land and he questioned how people would access it by car or by walking. He noted that the discussion of buffers was mentioned since developers would want buffers from the park for their housing developments. He questioned how the Township would work with the existing land owners and one key person interview was held with the neighbors who surround the land. He explained that they provided many recommendations, the top one being to leave the land natural and not do anything. He noted that the Wolfersberger Park plan is considered to be a hybrid of natural areas and active recreation.

Mr. Collins reported that he was asked to develop costs and a phasing plan. He noted if everything was built today it would cost \$9.6 million for Wolfersberger Park and \$4.4 million for Koons Park for a total of \$14 million. He explained that he identified a development plan of at least 15 years or maybe more depending on where the funding would come from and what remains as a priority. He noted if phasing was to be done, Phase 1 for Koons Park would be to remove the tennis courts, fix the Laporte Street entrance, make the safety improvements along the road and include some stormwater improvements. He noted that each phase has parking, access, recreation and stormwater improvements. He explained that each phase is semi-complete in itself.

Mr. Collins noted that Phase 2 would be to move the Teener field and reorient the fields. He noted that Phase 3 would construct the central corridor, and Phase 4 would be the construction of the football fields

Mr. Collins noted for Wolfersberger Park, the first thing to do is to create the entry point, noting that he met with Mr. Yingst, the adjacent property owner to see if he would be open to entering into an agreement with the Township to provide access to the park through his property. He noted that it would provide for an entrance across the street from Warren Avenue. He noted that Phase 1 would include parking and the dog park. He noted that Phase 2 would include the building of two fields on the south side; Phase 3 would include the walks and the second section of field on the south side; and Phase 4 includes the other field on the south side and the northern walkway.

Mr. Collins explained that he broke down the costs noting that the next question is where do you get the money. He explained that there is money out there depending on priorities. He noted that DCNR is the State recreation agency and they funded the master plan and helped to fund the Township's Greenway Plan and will fund recreation improvements. He suggested that funds may be available from Dauphin County, State Gaming Funds and Marcellus Shale. He noted when development starts to pick up in the Township; the fee-in-lieu funds would be available. He noted that there are demands on the roadway budget, but if you look at the costs for Koons Park, 40% is for roadways, parking, access and stormwater. He noted to fix the infrastructure is a significant cost. He noted that it will take a creative approach and time to vet the ideas to see if the master plan priorities are the same in a year.

Mr. Collins noted that the next step would be to talk to DCNR and show them the plan for what the community would like to do. He suggested that DCNR would be very crucial in the next phase of this project.

Mr. Collins noted that the project started in September 2012 and will be completed in September 2013. He noted by the beginning of August he will have the final draft to the Township for posting on the website for public comment and it will also be sent to DCNR for

their comments. He explained he will take the comments and deliver the final plan to the Board of Supervisors. He wanted to acknowledge the Board of Supervisors for their leadership, noting that he met with this Board more than any other Board on any project that he has done. He congratulated the Board for being hands-on. He explained that the Master Plan Committee was the best he has ever worked with noting that they were all volunteers attending six meetings plus the public meetings. He noted that they provided very skilled guidance for the rest of the community and helped to negotiate difficult questions.

Mr. Collins noted that the plans will change over time according to the priorities but it does not restrict the Board or future Supervisors from making any decisions.

Mr. Hawk thanked Mr. Collins for the report, noting that the Board has seen the plan in various stages and it put Mr. Collins to the test in many situations. He noted that Mr. Collins had a great Committee to work with.

Mr. Hawk noted that the Board had a chance to buy the Wolfersberger property years ago, and Koons are Wolfersberger Parks are very close together. He noted that the Board needed Mr. Collins eyes to provide a coordinated direction as the Board begins to plan how to develop it over the next 15 years. Mr. Collins noted that the Board will continue to have challenging decisions, noting that he spoke to Mr. Seeds about the idea of moving the salt dome which is key to much of the design. He noted that it would be a cost to do that, moving the maintenance facility to the Wolfersberger Park. He noted that these are the things that will take time. Mr. Hawk noted that Koons Park is in Mr. Seed's back yard and he knows it very well.

Mr. Collins noted that Mr. Seeds' brought up that there are other opportunities for parking.

Mr. Seeds noted that he spoke with Mr. Collins and he knows his feelings. He noted that he spoke with him last Friday even though the process has been going on for a year. He noted

that he has been involved in parks in the Township since 1972. He noted that the Board looked at the plans in the workshop session and he wanted to thank the Committee for their hard work. He noted, as the plan stands today, he is opposed to it. He noted that it is a beautiful vision but the Township has limited funds. He noted that the Township has sanitary sewer problems that are mandated to be repaired over a period of time, and there are many storm drains that must be repaired. He noted that the Township could be looking at another \$250 to \$300 million dollars to fix the storm drains.

Mr. Seeds noted that it might be nice to have certain items located in certain parks such as moving the two new tennis courts to Wolfersberger Park. He noted he is against the plan the way it stands and the way it is phased; the Board needs \$1 million to complete George Park that it doesn't have. He suggested that there are things staff could do immediately if it found some funds, which would be to add some parking at Koons Park along Raspberry Alley and by purchasing some adjoining land. He noted that some improvements could be made to the Koons Park drains and Wolfersberger Park should be developed to build the new fields while the old fields are being refurbished at Koons Park. He noted that the Township has many youth groups and if one field is down, someone is not playing. He noted that it is a beautiful vision, and Mr. Collins has heard what he has said in the Workshop sessions and on the telephone, but he will not support the plan.

Mr. Hawk questioned Mr. Seeds if his objection is based upon funding. Mr. Seeds answered yes and because of the other needs that are in the Township. He noted that it was suggested that the Township could get grants and federal funds, but it is still taxpayer's money. He noted that it was suggested to move the salt shed, he doesn't see anything wrong with it, the location is better than it would be at Wolfersberger. He noted that he did not know how much it would cost to do that and questioned where the Township would find all that money.

Mr. Collins noted that he provided the plan and the tools, to include an itemized cost estimate, noting if you decide you want to pursue certain elements you could pick those out, take the Excel sheet and update the unit costs in a year from now. He noted that the Board could use that to calculate exactly the improvements that you want to do. He noted that you don't have to be opposed to the plan to delete parts of the plan or to determine how to implement the plan.

Mr. Hawk noted that we don't have to start building tomorrow; the purpose of meeting tonight was to preview the plan, noting that it will be available for public comment. Mr. Seeds noted that he hopes the Township gets public comment and he is glad to see more public here for other reasons. He noted that it is nice when people come to public meetings.

Mr. Hawk noted that the intent is to spread the work over 15 or more years and it provides a direction for whenever the Board starts to do something... Mr. Collins noted that you should revisit the plan to see if that is what you want to do.

Mr. Blain noted that is the goal, it is a plan, no different than a strategic plan or a business plan, it evolves over time and changes and what you presented tonight is the initial first look at it.

Mr. Crissman thanked Mr. Collins for all the work he put into this project. He also wanted to thank the members of the community who gave their time and energy putting the plan together. He noted that it is a project in the works, there will be changes and phases. He noted that it is a vision and visions move us forward into the future for the betterment of our community.

Mr. Hawk thanked the Committee for their hard work.

Resolution 13-24; authorizing the submission of a Dauphin County Local Share Grant application on the part of Penn Colonial Pool

Resolution 13-25; authorizing the submission of a Dauphin County Local Share Grant application on Holy Spirit Health System

Resolution 13-26; authorizing the submission of a Dauphin County Local Share Grant application on the part of Contact Helpline

Resolution 13-27; authorizing the submission of a Dauphin County Local Share Grant application on the part of Devon Manor Pool

Resolution 13-28; authorizing the submission of a Dauphin County Local Share Grant application on the part of Partnership for Hope

Mr. Hawk requested Mr. Wolfe to provide a brief synopsis for Resolutions 13-24 through 13-28.

Mr. Wolfe noted that the Township has received a request to authorize five grant applications to Dauphin County under the Local Share Municipal Grant Program. He noted that the program distributes gaming funds to municipalities in Dauphin County and the process that staff follows is one that provides for most Dauphin County Municipalities that are not East Hanover Township or adjacent to East Hanover Township. He noted that municipalities such as Lower Paxton Township must submit a request of support from the Dauphin County Commissioners which he would do if the Board acts affirmatively on these resolutions.

Mr. Wolfe noted that the resolutions before the Board this evening accompany two others that have already been adopted by the Board and have already been submitted.

Mr. Wolfe noted that the first resolution requests \$102,000 for the Lower Paxton Township Youth Center, in the Penn Colonial Pool area for parking lot improvements; \$107,000 for Holy Spirit Health Systems to support its Women's Health Center; \$10,000 for Contact Helpline for a emergency generator; \$65,000 for Devon Manor Swim Club for infrastructure improvements; and \$36,000 for Partnership for Hope for technology and case management system improvements.

Mr. Crissman noted in as much as the Board has heard presentations by these groups during the recent Workshop session he made a motion to approve the five resolutions as one motion. He moved to approve Resolution 13-24, 13-25, 13-26, 13-27, and 13-28 as presented by

Mr. Wolfe. Mr. Blain seconded the motion. Mr. Hawk called for a voice vote and a unanimous vote followed.

Mr. Blain was excused from the meeting as he had to attend another meeting.

Resolution 13-29; establishing a Zoning Permit and application fee

Resolution 13-30; establishing a Stormwater Management Permit and associated fees

Mr. Wolfe noted that he would cover Resolution 13-29 and 13-30 at the same time. He explained, during the last Workshop session, the Board received information regarding the Zoning Permit which has been put in final form for this evening and a proposed Stormwater Management Permit. He noted that the Zoning Permit is to implement the Township's Zoning Ordinance and the Stormwater Management Permit is to implement the newly adopted Stormwater Management Regulations.

Mr. Wolfe explained that the permit application fee for a Zoning Permit is \$25 and the Stormwater Management Permit fee is \$50. He noted that the applications for the two permits are one page with the zoning permit being a simple process; however, the stormwater permit, depending on the type of development, could become a complicated process. He noted that the permit applications will walk the applicant's through the process.

Mr. Wolfe noted that these two items are ready for action this evening.

Mr. Crissman noted since the Board discussed these two permit applications during last week's Workshop session, he moved to adopt Resolution 13-29 for the Zoning Permit and Application Fee, and Resolution 13-30 for the Stormwater Management Permit and Application Fee. Mr. Seeds seconded the motion. Mr. Hawk called for a voice vote and a unanimous vote followed.

NEW BUSINESS

Improvement Guarantee

Wyndhurst Manor, Phase 3

An extension of a bond with Developers Surety and Indemnity Company, in the amount of \$122,726.45, with an expiration date of July 16, 2014.

Autumn Oaks, Phase 1

An extension and increase of a letter of credit with F&M Trust, in the amount of \$273,097.00, with an expiration date of July 16, 2014.

Kendale Oaks, Phase V

An extension and increase of a letter of credit with Peoples Bank, in the amount of \$205,312.63, with an expiration date of July 16, 2014.

Tuscan Villas at the Estates of Forest Hills

An extension and increase of a letter of credit with Integrity Bank, in the amount of \$131,161.53, with an expiration date of July 16, 2014.

Stormwater Management Plan for 601 Lemar Avenue

A release of an escrow with Lower Paxton Township in the amount of \$3,360.50.

Mr. Crissman made a motion to approve the four improvement guarantees and the stormwater management agreements. Mr. Seeds seconded the motion. Mr. Hawk called for a voice vote and a unanimous vote followed.

Bumper Cars at Meadows Frozen Custard

A new letter of credit with Metro Bank in the amount of \$68,677.95, with an expiration date of July 16, 2014

A Deferred Improvement Guarantee for sidewalks, curbs and partial road widening to be recorded with the plan.

A Stormwater Management Site Plan Agreement to be recorded with the plan.

Mr. Wolfe explained that the Deferred Improvement Guarantee will cover the additional improvements for Care Street that will be required should the property on Care Street be demolished in accordance with the plan according to the note that will be placed on the plan as approved by the Board of Supervisors at its last business meeting.

Mr. Hawk noted that there is a deferred improvement guarantee, a regular improvement guarantee and a stormwater management site plan agreement.

Mr. Seeds questioned if the Stormwater Management Site Plan Agreement is for another project other than the Bumper Cars at Meadows Frozen Custard. Mr. Wolfe answered that it is the same project. Mr. Seeds questioned if all three are related. Mr. Wolfe answered yes. Mr. Seeds noted that these were added to the agenda late this afternoon. Mr. Wolfe answered that he just received them today.

Mr. Hawk noted that the Board could approve all three in one motion. Mr. Crissman noted that he had a problem since he voted against the plan. He questioned if the agreements should be withdrawn and put on the next agenda as he explained that he would not vote for it and it would not pass.

Mr. Crissman noted that he did not support the project as he did not think it was a safe project for children and he still does not think it is a safe project for children; however the plan has been passed and there is no point in his impeding the process. Mr. Seeds noted that he voted against a land development plan once but he voted for the improvement guarantee. Mr. Crissman noted that he would support the agreements although he opposed the projects due to the lack of safety for children.

Mr. Seeds made a motion to approve the Improvement Guarantee, Deferred Improvement Guarantee and the Stormwater management Site Agreement. Mr. Hawk seconded the motion. Mr. Hawk called for a voice vote and all three present voted aye.

Payment of Bills

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

Adjournment

There being no further business, Mr. Crissman made a motion to adjourn the meeting, and the meeting adjourned at 8:58 p.m.

Respectfully submitted,

Maureen Heberle
Recording Secretary

Approved by,

Gary A. Crissman
Township Secretary