

LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS

Minutes of Board Meeting held November 10, 2008

A workshop meeting of the Board of Supervisors of Lower Paxton Township was called to order at 6:03 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 were Lori Wissler, Community Development Manager; John Murphy, Alpha Consulting Engineers, Inc.; Brian Luetchford, Parks and Recreation Director; and Dr. Augustus Papandrea

Also in attendance were the following members of the Parks and Recreation Board: Robert MacIntyre, Neal Johnson, Christopher Johnston, Kenneth Beard, Thomas B. George, Jr., and Mary Jane Hornung.

Pledge of Allegiance

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

Public Comment

No public comment was provided.

Discussion with John Murphy, representing the Village of Laurel Ridge, regarding a zoning ordinance amendment to expand housing types

Ms. Wissler explained that Mr. John Murphy, of Alpha Consulting Engineers, Inc., was present to represent the Village of Laurel Ridge in regards to a zoning amendment request. She noted that the original request to change the zoning from R-2 to R-3 was withdrawn, and Mr. Murphy is present to discuss another alternative.

Mr. Murphy noted that the developer would like to build a combination of traditional townhomes which are generally two-story connected in an horizontal fashion, as well as the flats-type of townhomes, which have a vertical separation between the townhouse or condominium type of use. He noted that the R-2 zoning is very specific in that it only permits a vertical separation for the units. He noted that the Village of Laurel Ridge currently has 187 units, with 13 undeveloped acres. He explained that the developer is planning to develop those acres in a multi-family fashion. He noted that the research has shown that there is a good market

for the flats-type of townhomes. He noted that people like the one-story living. He explained that there is no visual difference, but a big difference in square footage for a four-unit flats-type unit from the traditional townhouse that normally has 600 square feet per floor. He noted that the proposed units would have 1,200 to 1,400 square feet for each level. He noted that the research has shown that there is an even distribution of dwellers who like the traditional two-story townhomes and the one-story units.

Mr. Murphy noted that the negative feedback received in the previous rezoning request concerned the increased density and traffic to Linglestown Road. He noted that the density would not change, but it would allow some flexibility in the product type, which would be good for the community and his client.

Mr. Hawk questioned if the Planning Commission objected to the density increase. Mr. Murphy answered that they did not like the increase in density. He noted that they like the flats-type townhomes, and hoped that the Board would consider a minor tweak to the ordinance to not differentiate between the horizontal or vertical type developments.

Mr. Hawk questioned Ms. Wissler if she had any staff comments to make. Ms. Wissler noted that the RC zoning permits 8-units per acre, but this request does not change the density, only the style of the townhomes. She noted that the Ordinance specifically states that the style of housing should be vertical, and a change would only entail a small text amendment.

Mr. Hornung questioned if anyone knew why the Ordinance stated that the homes should be vertical in style. Mr. Wolfe suggested that it is the traditional way to write the Ordinance, noting that horizontal is the atypical type development, but it is a similar product. He noted that staff could find no reason not to recommend the change to the text. Mr. Hornung noted that people, who live horizontally, typically do not want to climb steps. Mr. Murphy noted that half of the residents would be living on the ground floor, and it would allow people to live on one story, either the first or second level.

Mr. Seeds suggested that there must be a reason why the ordinance did not permit horizontal housing. Ms. Wissler noted that she did not know what it would be.

Mr. Murphy suggested that this would take care of the previous concerns over traffic.

Mr. Blain noted that he had no problems with the change. Mr. Hornung agreed.

Review of the proposed LOSAP Ordinance and Program

Mr. Wolfe noted that the Ordinance proposes to implement a Length of Service Awards Program (LOSAP) for volunteer firefighters. He noted, in Pennsylvania, there is no enabling

legislation specifically geared towards a LOSAP. He noted, after discussions with the Township solicitor, he was able to qualify an expenditure of funds for a LOSAP on behalf of the volunteer firefighters in accordance with the Second Class Township Code, Article 18, Section 1803 (a), that “The Board of Supervisors may appropriate moneys for the use of the Township or to fire companies located in the Township for the operation and maintenance of fire companies...in order to secure fire protection for the inhabitants of the Township.” He noted that the Township would be appropriating funds for the operation of the fire companies in that recruitment and retention of volunteers is at the heart of each fire company’s operations.

Mr. Wolfe noted that the Second Class Township Code also provides, in Article XVIII, Section 1803 (b), that “The Board of Supervisors may, by ordinance, make rules and regulations for the government of fire companies which are located within the Township and their officers.” He explained that this Ordinance would be enabling legislation for rules and regulations to implement a LOSAP.

Mr. Wolfe noted that Act 7 of 2008, amends Section 1553, Emergency Services, of the Second Class Code by requiring that (a) “The Township shall be responsible for ensuring that fire and emergency medical services are provided within the Township by the means and to the extent determined by the Township, including the appropriate financial and administrative assistance for these services;” and (b) “The Township shall consult with the fire and emergency medical service providers to discuss the emergency service needs of the Township.”

Mr. Wolfe noted that the fire companies have indicated to the Township that they desire the Township to establish a LOSAP. He noted that the Ordinance states that the intent of the LOSAP is to aid in the retention and recruitment of volunteers to the Colonial Park, Paxtonia, and Linglestown Fire Companies.

Mr. Wolfe noted that the terms and conditions that would be discussed have been prepared by him and reviewed by the firefighters. He noted that he is waiting for their comments and expects those comments by the end of the November, to take into consideration to create a workable document.

Mr. Wolfe noted that he would briefly review the 13 positions.

Mr. Wolfe noted that a LOSAP is in accordance with the provisions of the Second Class Township Code, and the Township has the means to enable this Ordinance. He noted that it also includes the right to appropriate funds for the LOSAP.

Mr. Wolfe noted that the purpose of a LOSAP is to provide a defined benefit stipend for volunteer firefighters who meet certain criteria, and the benefit would be in accordance to the

defined benefit document that needs to be developed in accordance with the Ordinance and defined U.S. IRS Code.

Mr. Wolfe noted that to receive credit for years of service as a volunteer, the LOSAP requires that the volunteers participate in a minimum of emergency responses, hours of training, company meetings, and community service activities. He noted that the specific criterion would be developed in conjunction with the fire companies. He noted that the volunteers must be members in good standing with any of the three Township fire companies, and shall meet any of the additional requirements for membership as a firefighter. He noted that all years of service are calculated on a calendar basis.

Mr. Wolfe noted that the Board has committed up to \$60,000, on an annual basis to fund the LOSAP. He noted that an actuarial evaluation has been completed for the parameters that the firefighters have requested, and the \$60,000 is a viable figure for the program they desire to create. He noted that an actuarial evaluation is required and must be completed every three years to ensure that the program parameters are being properly funded.

Mr. Wolfe noted that to be eligible as a firefighter, you must be between the ages of 18 and 65. He noted that years of service before or after that age do not count.

Mr. Wolfe noted that the program provides a monthly stipend of \$12 per month per years of service up to \$300 per month after 25 years of service. He noted, in no event, should the LOSAP exceed \$300 per month.

Mr. Wolfe noted that the program provides for 100% vesting in the LOSAP after completion of five years of service from the effective date of the Ordinance, and after attaining age 40. He noted that the payment would be made after age 65, and it is payable for the life of the firefighter, and shall terminate upon the firefighter's death.

Mr. Wolfe noted that the LOSAP provides for a credit of up to 20 years of service for eligible firefighters prior to the establishment of the Ordinance, with said date of establishment being January 1, 2008. He noted that a firefighter still has to have five years of service after the adoption of the Ordinance to qualify for LOSAP participation.

Mr. Seeds noted if a firefighter is over 65 now, they would not receive any benefits. Mr. Wolfe noted that the plan would not be able to provide benefits for everyone.

Mr. Wolfe noted that the Ordinance requires that the chiefs and presidents of the three fire companies provide a sworn affidavit that each firefighter is a member in good standing and has met the criteria of the LOSAP for funding in any specific plan year. He noted that there

needs to be a way to verify that the firefighters are true participants so that the roll of those receiving benefits is accurate.

Mr. Wolfe noted that, paragraph 11 requires the fire companies to create and maintain sufficient records to ensure membership, and paragraph 12 authorizes the Township to establish a fiduciary fund by which the Township could invest monies for the funding of the LOSAP benefit, similar to a pension fund.

Mr. Wolfe noted that paragraph 13 establishes a LOSAP Committee to provide advice on the governance of the plan to include six members from the three fire companies, Township Manager, Public Safety Director, and Finance Director.

Mr. Wolfe noted that he has prepared a draft document and is awaiting comments from the fire personnel. He noted that they would meet with the Board of Supervisors, during a future workshop meeting to discuss the plan. He explained that the firefighters were unable to attend the meeting this evening.

Mr. Seeds questioned if the plan would be retroactive to January 1, 2008. Mr. Wolfe answered yes. Mr. Seeds noted that the earliest that anyone could collect on the plan would be four years and two months, the end of the year 2013. He noted that someone who had 20 or 30 years of service, and is over age 60 would never collect on this plan as they need five years of service from January 1, 2008 to be eligible. He noted that some of the firefighters are over the age of 65 now. Mr. Wolfe noted that the actuarial evaluation that was presented to the Township has these parameters included in it, and the Board could make it state whatever it wants, but it has to have sufficient money to fund the program. Mr. Seeds noted that there would be five years of funding prior to making the first payout, noting that there would be \$300,000 plus, in the fund, before the first payment would be made

Mr. Seeds questioned if the fire police and administrative people would be eligible. Mr. Wolfe answered that the LOSAP is only for firefighters. He noted that the three fire companies provided a list of eligible firefighters to be included in the program, and the actuarial evaluation was based upon that list. He noted that it was discussed originally to open it up to all members of the fire company, but that list was three times the size of the final list. Mr. Seeds suggested that the decision should be up to the fire companies to decide. Mr. Wolfe noted that it would depend on the amount of funds the Township was willing to invest.

Mr. Hornung noted that the purpose of the LOSAP is to make sure the Township has an adequate supply of volunteer firefighters. He noted that the fire police do an incredible job, and may deserve something for their volunteer work, but the purpose was not to reward people for

being volunteers, as much as to provide an incentive for people to volunteer and continue to volunteer as firefighters. He noted that he did not want to get hung up on the fact that all the volunteers who help the Township need to be rewarded.

Mr. Seeds noted that five years from now, if a firefighter is age 40, he or she could receive up to 20 years of credit. Mr. Hornung noted that he could foresee that firefighters would want to remain as a volunteer to increase the \$12 payment each year. Mr. Wolfe noted, if a 45 year old firefighter has served the Township for 25 years, he would not stop doing so even if he did not get the benefit. He noted that the purpose of the benefit is to show that the Township has provided a thank you to the firefighters for the significant effort that they provide to the community and to encourage others to become volunteer firefighters. Mr. Hornung noted that the key is to encourage volunteerism within the fire companies.

Mr. Seeds questioned what comments were received from the firefighters. Mr. Wolfe answered that he has not received them yet, but the basic parameters were agreed upon by the firefighters months ago. He noted that they agreed that it would only be for volunteers, age 65, with a minimum of five years credit, and who could qualify with up to 20 years of past service. He noted that the actuarial evaluation was prepared based on these parameters presented by the firefighters.

Mr. Blain questioned Mr. Wolfe if he anticipated that any questions that the firefighters may have could result in substantial changes to the document. Mr. Wolfe noted that he did not anticipate it, but he did not know. He explained that he has worked with Keith Cerzullo on this matter and he has been very easy to deal with. He suggested that most of the comments from the firefighters will come from paragraph three, on how to determine what is a credit for service. He noted that the last thing he would want to see is one fire company, pointing a finger at another, saying that one did not meet the necessary requirements for the program, therefore, the need for documentation and verification on an annual basis.

Mr. Blain noted that the Board would have to wait until the comments have been received from the firefighters.

Discussion with the Parks and Recreation Board on the following items:

The role of the Parks and Recreation Board in regard to park planning and facility use

Mr. Wolfe noted that the Board, in discussions on various parks and recreation activities, deemed it necessary to have a sit down discussion with the Parks and Recreation Board (PRB).

He noted that this is the first opportunity to have both Boards come together to discuss strategic planning. He noted that Mr. Luetchford is the staff liaison for the Parks and Recreation Board, and Mr. MacIntyre is the Board President.

Mr. MacIntyre noted that Mr. Thomas George, Jr., has always made the statement that it is a great honor to serve the community, but more importantly, to serve and assist the Board of Supervisors. He explained that the PRB is trying to determine how it could take the load off the Supervisors while trying to deal with financial aspects of development of the parks, the demands of the parks, how to better utilize the parks, and what other services could be provided to the individuals in the Township. He noted that the Township continues to change, and the PRB is trying to get on top of all the changes.

Mr. MacIntyre noted that the Subdivision and Land Development Ordinance (SALDO) was one way in which the PRB could work with the Supervisors to help plan future parks. He noted that one of the main concerns is actual park planning. He noted that when the PRB was working to develop the Thomas B. George, Jr. Park, it met with the community on at least three occasions to determine what they wanted to try to best serve the needs of the Township. He noted that he also wanted to discuss the Wolfersberger Tract and Capital Area Soccer Association's (CASA's) purchase of the tract. He questioned if the PRB is to have meetings to discuss how the tract would be developed.

Mr. MacIntyre noted another issue is the Koons Park Pool and the financial drain it has had on the Township. He noted that the PRB met last week with the new operating Board for Koons Park Pool, and he explained that they were very enthusiastic. He noted that the PRB is open to discussion for ways to make life easier for the Supervisors.

Mr. Hawk noted that it is important to work within the budget parameters, noting what money is available to be used. He suggested that it would be good to prioritize the needs for the PRB to determine where the money would be best spent.

Mr. MacIntyre noted that, over the years, there was a strong emphasis to buy facilities and services, a concentration on seniors, and lastly, to everyone else. He noted that many organizations are coming in to request the use of the fields constantly, which limits the Township's ability to expand programs or offer the fields to other organizations. He noted that this runs the risk of alienating them, which creates problems for the Township. He noted that many groups take tremendous care of the fields, but it also creates animosity between the groups, when others try to use the fields. He noted that many of the organizations transact business on the park property, such as using paid trainers or sponsoring tournaments. He questioned if it was

good that the Township was not getting its fair cut since it provides the facility. He noted that a decision on this is beyond the scope of the PRB.

Mr. Hawk questioned if this was occurring for soccer. Mr. MacIntyre answered that it also occurs for football, baseball, and softball that sometimes use paid coaches or trainers. He noted that the question arises where you draw the line between private and public partnerships between all the organizations.

Mr. MacIntyre questioned if the Township should review its rules on advertising. He noted that the PRB needs to know where the Supervisors want it to go on this topic. He noted that it is assumed that the PRB is to work together to provide the most for citizens with the fewest amount of dollars. Mr. Hawk noted that it is very similar to working with the Planning Commission, as they are tasked to review, make corrections, and recommendations to the plans, prior to the Supervisors dealing with the plan. He noted that the dilemma with the scheduling of fields is allowing all the groups an equal opportunity to use the fields. He noted that it is very hard to balance the park use, and he explained that not much could be done with the Wolfersberger Park until a decision has been made about CASA's use of the land. He noted that a question has been raised about who can use the soccer fields and how they can be improved.

Mr. Hornung suggested that Mr. MacIntyre's question is more of a philosophical question as to where the Board members are headed, and noted that one of the problems is that the PRB is not unanimous in their thinking too, and this leaves the PRB in a quandary. He noted that the Board of Supervisors must decide in what direction they want to go and this has been compounded in the fact that the Township is out of money. He questioned how the Township could move forward to develop parks, noting that some don't care about the money and just want to build parks, while others don't want to build any new parks. He noted, if the Township is to move forward to provide facilities, the only way to do it is with private money because the public money is gone. He noted that he does not know what the answer is, and furthermore, the Board can't agree on what it wants to do.

Mr. MacIntyre noted that it was his understanding that an offer was made to CASA to purchase the land, and, at some point, someone has to take some kind of action, whether it's CASA or the Township. Mr. Hornung noted that the Board members cannot agree on this issue.

Mr. MacIntyre noted that park development does not mean that you have to develop a playground. He noted that you can use the green or wooded areas to provide different types of recreation, and that is what the community is looking for. He noted that the Board could send items to the Planning Commission for their review, but the Board does not have that option for

the PRB. Mr. Hawk noted that many groups can't agree on what they want, and this makes the PRB's and the Supervisor's job much more difficult. He noted that one person wants to replace entire soccer fields, and other volunteers state that they only want to bring it up to snuff, doing it for a lot less money. Mr. MacIntyre suggested, if money is not a problem, then the fields should be dug up and turf planted, or maybe it should be left alone, and CASA should use it as it is.

The proposed use of the Wolfersberger Tract by CASA

Mr. Seeds noted that the PRB was not in favor of the Township selling the Wolfersberger land to CASA, but rather it would prefer that it be developed as a general park for all sports. Mr. MacIntyre noted that he did not know if the PRB has reached that point in its determination, since it does not know what to do with the land since it has not engaged in any kind of park planning to determine the needs.

Mr. Seeds questioned if the PRB had a meeting with all the sports groups to determine their needs. Mr. MacIntyre answered that there are more than sports organizations that are looking for fields, he noted that groups want open areas for hiking and other like issues. He noted, generally speaking, everyone wants more fields. He noted that the big question is where the fields should be located. He noted that when the PRB spoke to the Dog Park Group, they suggested to them to move the fence back more, but the Dog Park Group responded that their dogs might get ticks.

Mr. MacIntyre noted that some people may not be willing to travel across the Township to play soccer, and would rather have fields closer to their homes. He noted that the only thing the PRB knows is that all the groups want more fields, but they have not engaged in any planning for Wolfersberger Park. Mr. Seeds suggested that the tract could not be developed unless someone else develops it, because a huge tax increase would be needed to cover it.

Mr. MacIntyre noted that the park may not be developed in the normal way, but rather, it could be developed into nature trails. He questioned if an offer was provided to CASA, how the PRB could plan for developing the park. Mr. Seeds noted that he is looking for the PRB to provide input as to how to develop the tract.

Mr. Hawk suggested that the only way to determine what the community wants is to go out and ask them. Mr. MacIntyre noted that the planning process for George Park included community meetings as well as meetings with individual groups. He suggested that this may also be the way to plan for the Wolfersberger Tract, and the people may agree that it would be good to have a soccer complex in that location. He noted, if that is the answer, then it may make it easier for the Board to determine what to do. Mr. Hawk noted that when the Board was in the

Comprehensive Plan process, it set up seven Community Planning Units, and asked what the groups were looking for. He noted that, members of the community are voicing their opinions now, but they never bothered to get involved in the initial planning process.

Mr. Seeds noted that Mr. McIntyre stated that some of the other organizations have paid staff or trainers, and he questioned, other than CASA, who they are. Mr. MacIntyre answered that there are ball leagues and travel teams that have paid staff. Mr. Seeds noted that it puts a different light on it, when people are making a profit from the league. Mr. MacIntyre noted that he is not anti-CASA, as his son plays for them, but he feels that he needs to look out for the entire Township. He noted that the cricket players are looking for room, and he did not know if they could be provided space, or even if there was a need to provide them space. He noted that the adult items are not as high on the list. He noted that if the Board wants the PRB to conduct public meetings for the use of Wolfersberger Tract, then it will.

Mr. Hawk noted that the Township is looking for a solution to that park, but it doesn't know how to go about it. Mr. MacIntyre suggested that both Boards may not be in agreement as to what needs to be fulfilled.

Mr. Hornung noted that the PRB mentioned something that is key, that the Board tries to determine where the greatest needs are, even if the Board's assumptions are off base. He noted that it is very important to know what the next greatest need is, noting what groups are turned down due to lack of facilities. He noted that he has spoken with Mr. Luetchford as to how the fields are used by groups. He noted that he does not want to get involved in park development at this level, and would prefer that it only comes to the Board when it becomes a problem. He noted that the issue of CASA reserving fields and not using them in order to keep others from using the fields has to be stopped. Mr. Luetchford noted that this occurs across the board with all sports organizations. He noted, since money is tight and the Township does not have the money to go out and purchase more fields to accommodate more requests, the key becomes the best use of the existing fields. He noted that he looks to the PRB to figure this out. He noted that the efficient use of the existing fields has to be resolved before the Township would spend additional money for more fields. He noted that once the efficiency problem is resolved, then the PRB could determine what the next greatest need is. He noted that more private funds could be secured or a deal could be made with CASA to develop the park.

Ms. Hornung noted that the Parks and Recreation Department demanded schedules from every team in order to know who was playing where and when to prevent them from requesting blanket dates for fields. She noted that it caused quite a problem, and many team would not send

in their schedules. Mr. Hornung noted that he spoke with Mr. Luetchford about charging \$25 to reserve a field. Mr. Luetchford explained that it would have to come out of the team's pocket to hold a field that they are not using. He noted that one negative aspect would be that the teams may not take the same responsibility that they do at this time to maintain the fields.

Ms. Hornung noted that the adult groups are charged a fee to use the fields, but the youth groups are not charged. Mr. Hornung noted that he did not say that this would be the best option; it was only mentioned as an option. He questioned what the PRB thought would be the best option. He noted that the Supervisors would like to correct this situation.

Mr. MacIntyre noted that the football leagues don't want anyone using their fields during the season, so it ties up the fields for ten months. He noted that baseball ends very early, and those fields could be used for much of the summer months. He noted that the PRB can't change the way the seasons fall, but he stated that it was good to know that the Board members are not in total agreement as to what should happen.

Mr. Luetchford noted that the SALDO requires an approved recreation plan, and he suggested that this might be a catalyst as to what philosophy should be adopted for park use. He noted that last summer, he sent a survey to all the municipalities for information, and noted that it would be appropriate to charge a fee for field use.

Mr. Seeds questioned what the PRB thinks it should be doing. Mr. MacIntyre answered that he did not think it knows what it wants to do. He noted, if the land is transferred to CASA, then there is nothing to review once that decision is made. He noted, if the land is given to CASA it wouldn't solve anything, but if it was sold, it would result in extra funding for recreational uses. Mr. Seeds questioned what if the land was given to CASA for them to develop, but they had to relinquish the same number of fields back to the Township. Mr. MacIntyre noted that he did not know if that would solve the problem as he did not know if the Township needed more soccer fields. Mr. Seeds suggested that the PRB needs to find out what is needed and then report the findings to the Supervisors. He questioned if the PRB would be opposed to the Township giving CASA the land if they relinquished the same number of fields, then those fields could be used for other purposes. Mr. MacIntyre noted that the PRB has not considered any uses for the tract since it was dependant on the CASA decision. Mr. Seeds suggested that it would not happen. Mr. Hornung noted that he would be very affirmative in the sale of the land to CASA unless the PRB comes up with a recommendation. He noted that he would not want to delay this process for a long time, and would like a recommendation sometime in the near future.

Mr. Blain questioned what the PRB's philosophy is in regards to refocusing on smaller community parks versus the large regional parks. He noted that this has been the philosophy for the past ten to fifteen years, and but the Township does not have the same amount of funds that it did ten years ago, noting that the small community parks could be built by the developer, and the Township would have to maintain the parks. Mr. MacIntyre noted that the Comprehensive Plan called for one large park in the northwest quadrant, which is not going to happen since there is no money. He noted that Mr. Spangler provided a reasonable rate to sell land to the Township, and the prudent thing was to accept it. He noted that just because the Township has land, does not mean that it must be developed into a large community park. Mr. Blain questioned if it would be better to change philosophy to request developers to build smaller parks. He noted that this could be built into the SALDO revisions for the fee-in-lieu, which would force the developers to complete the development of the parks. Mr. MacIntyre noted that it would be a wonderful thing, but would the sports leagues that use the fields want to be spread out over various locations, and suggested that it may cost the leagues more for maintenance.

Mr. Johnston noted that the volume of people who go to the organized sports would bring much more traffic into those developments. He noted that the PRB has been successful in reviewing the plans from the Planning Commission and offering to work with developers to carve out some recreational land in the development. He noted that the SALDO is very helpful to the PRB in giving the Board more leverage, noting that there may be small recreational uses nearby in the developments. He noted that the SALDO is very critical in helping the Planning Commission in working with the developers to find other recreational opportunities. He noted that the issue for CASA was, that the Township has been paying off the Wolfersberger Tract, and CASA had a plan to use the land, but no one in the community had a chance to voice their opinion as to what they wanted to see happen. He noted that someone circumvented the process, came in stating that they had a plan and money, and wanted to discuss the issue prior to the land being paid off. He noted that the PRB has not has an opportunity to ask the community what it wants.

Mr. Hawk noted that this past Saturday, he was in Allentown watching his two grandchildren play soccer, and he explained that the community had at least 12 soccer fields, noting that they had very good turf conditions. He noted that he did not know if they used the fields for other sports at different times of the year or if it was exclusive used for soccer. He suggested, if the fields were used exclusively for soccer; they must also have satellite soccer fields for a lesser caliber of play. He noted that there is a tremendous need for large centralized

parks, such as George Park, where there is ample activities for everyone. He noted that he did not think that George Park is a very large park as compared with the one he visited in Allentown. He explained that he does not always need to go to a big centralized park, noting that he likes the idea of a smaller, community park that has enough facilities, to take the grandkids to without having to make a sojourn to another area of the Township. He noted that the fields at George Park need upgraded, and he agreed with Mr. Chinapoo's suggestion that they need a full scale replacement, noting, that at this point, it seems that CASA wants the fields as an exclusive user. Mr. MacIntyre noted that you can still see the old track from the junior high school in the middle of the soccer fields. Mr. Hawk noted that he likes the idea of smaller community parks as well as the larger parks, and suggested that you would never be able to please everyone. Mr. MacIntyre noted that in the last 32 years, the PRB has tried to accommodate as many people as it can. He noted that he has a friend that lives in Meadowbrook, and when his nephews come to visit, he loves to take them over to the park. He noted that the Greenways Committee is actively trying to find paths for people to utilize throughout the Township. He noted that there is a need for many things, but the big question is how the Township can fill all the requests. He noted that this is the frustration that the PRB has at this time.

Ms. Hornung noted that when the park survey was completed, it was found that the Township has fewer parks than what it should have. Mr. MacIntyre noted that there is only a certain amount of developable land. He suggested that the Township is doing the best it can with what it has.

Discussion regarding Koons Pool and its association's efforts to maintain operations

Mr. Luetchford noted that Koons Pool Operating Committee recently met with the Parks and Recreation Board. He explained that they have a formal Committee and also a proposed outline for a marketing plan, noting that they have some students working on a full marketing plan. He noted that they are looking to do much more marketing than in years past. He noted that, in the past, they have posted signs and sent out mailers to prior members.

Mr. Luetchford noted that they have a proposed budget of \$54,000 of revenues and \$56,000 in expenses for the 2009 operating season, with a net loss of roughly \$2,000. He noted that this is much better than years past, stating that the Township has given in excess of \$7,000 annually with an extra donation to pay to replace the pump.

Mr. Luetchford noted that the Operating Board is looking to do much more with the membership rates, by providing incentives for early memberships. He noted that the Operating

Board has a deficit of \$10,051.19 for the year 2008. He noted that the PRB indicated that they should try to negotiate some of the bills down, or request additional time to make payments. He noted that the Operating Board is requesting, in addition to the approved \$5,000.00, an additional \$5,000.00.

Mr. Luetchford noted that a recommendation was made by the PRB to encourage the Koons Park Pool Operating Board to continue to develop its marketing plan to reduce debt with the goal of being able to open Koons Pool with a substantial membership in 2009.

Mr. Blain noted, on page four of the Marketing Plan, the revenues and expenses for the year 2009 are listed, but it does not take into account the \$10,000 deficit. Mr. Luetchford noted that that was correct. Mr. Blain questioned how they plan to pay off the \$10,000 debt, and questioned if they expect the Board of Supervisors to pay it. Mr. Hawk questioned if they are looking for a payment of \$10,000 or \$5,000 from the Township. Mr. Luetchford answered that they were looking for a payment of \$10,000. Mr. Blain questioned if they made the federal payroll taxes at the end of September. Mr. Luetchford answered that he did not believe so.

Mr. MacIntyre suggested that they should try to work with Aqua Chemical to pay a minimum on that bill, and pay it off next year. He stated that he has spoken with four people who stated that they would join the pool this year. He noted that Mr. Chinapoo asked him if anyone could join the pool, and suggested that they have done nothing to promote the pool. He noted that their budget assumption for revenues lists the same income that they had last year when they only had 25 family memberships. He noted that that category would increase. He suggested that they would be able to get 100 memberships for next year.

Mr. Seeds noted that he did not recall the Board agreeing that it would provide them with \$5,000.

Mr. Blain questioned if Aqua Chemical would be willing to spread the payments into 2009. Mr. MacIntyre answered that the Pool Board is trying to work with them to make the payments. He noted, if they were able to do this, instead of the projected \$2,300.00 loss, they would have to fund another \$5,000 on top of that, noting that they would have a negative cash flow of \$7,500. Mr. MacIntyre noted that it would presume that they are unable to add any additional members, or that their marketing does not reach its expectations.

Mr. Seeds noted that there are some good members on the Board, but he noted that he is confused as to what they plan to charge for membership rates. Mr. MacIntyre explained that they are offering a discounted membership between November and December 31, 2008, of \$235

per family or \$155 for an individual; between January 1 and March 15, 2009, of \$270 or \$180, and after March 15, 2009, the rate would be \$285 or \$195.

Ms. Hornung noted that they plan to have more schools participate in the Learn to Swim Programs. Mr. MacIntyre noted that each additional school would provide for an additional \$1,000 in income.

Mr. Blain questioned if they have received any 2009 memberships to date. Mr. Luetchford answered no, suggesting that it is too early. He noted that their Board needs to know if the Supervisors would support their plan. Mr. MacIntyre noted that he was told that they have four commitments for memberships.

Ms. Hornung noted that they are also trying to get more daycare centers to use their facility.

Mr. Luetchford noted that the Board is doing the work that the Supervisors tasked them to do, which was to provide a list of Board members, an operating budget for the 2009 fiscal year, and a marketing plan. He questioned if the Board has done enough to justify to the Supervisors to provide them funding to help pay their debt, or promise them funding in the future. Mr. Blain suggested that it might be better for them to secure a loan from a bank that the Township could guarantee. He noted that when you give money, there is no incentive to keep the Board focused on marketing and fundraising. He noted that the Pool has requested financial assistance for the past seven years that he has been a Supervisor. He noted that he applauds them for their enthusiasm, but what is to guarantee that they will not once again have a deficit next year or have another facility maintenance issue.

Mr. Hornung noted that he liked the loan concept. He noted that he would be willing to pay a certain amount of the loan if they continue to make payments and do not have further requests. Mr. Blain noted that there are certain banks, such as Centric Bank, that would like to do a community project to provide a low interest loan. He noted that the Township could provide the collateral for the loan.

Mr. Hawk noted if money was provided to the fire companies by the Township then they would stop having the fundraisers and he would not be in favor of that. Mr. MacIntyre noted that a loan is a great idea, and the Township could reward the group by taking away some of the debt. He noted that it would get the community involved and provide Centric Bank a reason to sponsor a good cause. Mr. Hawk noted that the details for the bank loan would need to be worked out. Mr. Blain suggested that they should be able to get a short-term business loan to be paid off in a year or two. Mr. Hawk noted that the purpose is to ensure that they become self-sufficient. Mr.

Blain noted that they need to be able to function on their own, to include the right organizational structure and management team.

Mr. MacIntyre noted that he has volunteered to help Mr. Barto in the past, but he never responded to his request, not because he wasn't interested, but he was just trying to do everything. He noted that the Kepler Family grew up at the pool; they have a vested interest in the pool.

Mr. Blain noted that this provides the Board a goal that they need to solicit so many memberships to break even, and to pay off the \$10,000. Mr. Hawk noted that the Koons Park Board also has the Township as a guarantee if they run into difficulties paying the loan. Mr. Johnston noted that they have not projected how many memberships are needed to attain their goal. He noted that they need to know that number to force them to solicit that many memberships.

Mr. Hawk questioned if Mr. Luetchford would take the Board's recommendation back to the Koons Pool Board. Mr. Luetchford answered that he would. He questioned if they should discuss terms with the Centric Bank directly. Mr. Hawk noted that they would have to work it out with the Township and the bank of their choice.

The status of soccer field rehabilitation at the Thomas B. George Jr. Park

Mr. Luetchford noted that discussion needs to be held regarding the costs to renovate the soccer fields at George Park. He noted that a variety of work has been completed to date, and he distributed pictures showing the work that has been completed. Mr. Blain stated that they did an excellent job and the fields look very good.

Mr. Luetchford explained that he used a blend of topsoil, screened mushroom soil, and leaf compost. He noted that he expects to have much more leaf compost available next spring for the fields. He noted that the materials had to be transported and spread onto the existing top soil and it was mixed down to six inches. He noted that he has not seeded and fertilized the ground, but once that is done, the total costs to date would be \$28,000.00

Mr. Seeds questioned if a contractor did the work. Mr. Luetchford answered that it was done by a series of different contractors. He noted that in the year 2009, the fields will have to be over seeded, fertilization, and irrigation as needed. He noted that he has an irrigator, but there are labor costs to perform this work. He noted that it is hoped that CASA will do all of the irrigation. He noted that the expenses to complete this work will be significant.

Mr. Wolfe questioned what CASA's contribution would be towards the fields. Mr. Luetchford answered that CASA was involved with getting the tarps on and off the material, and was willing to do whatever they could do. Mr. Wolfe questioned what financial arrangement has been made with CASA. He noted that CASA has approved spending \$25,000 for the program. He questioned if the Township is sharing the costs of the first \$28,000 up to the maximum of \$20,000 or if the Township was paying the first \$20,000. Mr. Blain noted that he thought that if the Township paid \$10,000, then CASA would pay \$10,000. Mr. Hawk agreed with Mr. Blain. Mr. Luetchford suggested that they would be willing to do either. Mr. Seeds noted, that initially, they stated that they would be willing to put \$100,000 toward the project. Mr. Blain noted that that was the estimate to install sod.

Mr. Blain questioned what the estimated costs would be for 2009. Mr. Luetchford answered that it would be between \$10,000 and \$12,000 to bring the project total to \$40,000. Mr. Blain noted that both parts originally planned to spend \$20,000. Mr. Seeds questioned how many fields have been refurbished. Mr. Luetchford answered that two fields were refurbished. Mr. Wolfe noted that Mr. Luetchford should be commended for the work he has done and as fast as he has done it. Mr. Luetchford noted that 800 cubic yards of material was spread.

Mr. Luetchford questioned if he should inform CASA that they are sharing the expenses with the Township and that their share of the bill was \$14,000. He noted that the Township would pay the contractors and seek reimbursement from CASA for their fair share.

Mr. Blain questioned how much new material has been added to the fields. Mr. Luetchford answered that roughly two inches of material has been added. He noted that it was mixed with four inches of existing bed to create a six inch seed bed. He noted that 400 cubic yards of screened topsoil, 200 cubic yards of mushroom soil, and 200 cubic yards of screened compost from the Compost Facility have been added. Mr. Luetchford noted that the land would be seeded and fertilized this week, if the weather cooperates. He noted that the grass would germinate in the spring but would need to be over seeded twice next year. He noted that the fields would not be usable until the spring of 2010, and this would provide for two solid growing seasons as long as the irrigation goes well.

Mr. Seeds questioned what fields CASA uses. Mr. Luetchford answered that they are playing at Ranger Fields, Kohl and Lingle Park. Mr. Seeds noted that they would be using the fields that they reserved but did not use.

Mr. Hornung noted that Mr. Luetchford did an awesome job to get done what he did in such a short period of time.

*The proposed fee-in-lieu of recreation regulations to be included
in the new SALDO*

Mr. Luetchford noted that the Parks and Recreation Board is continuing to work on the Recreation Plan. He noted that the Township is revising its Subdivision and Land Development Ordinance (SALDO), and in the past, the developer was given his choice of providing land or a fee-in-lieu. He noted that, in most instances, the developers provided the fee-in-lieu, but the new SALDO requests land in place of the fee-in-lieu as the Township has a need for more land. He explained that over 30 sports organizations are requesting fields, and small developments of 50 acres or less would only generate two acres of park land. He noted that it would result in numerous small pocket parks that would need to be developed. He noted that he would prefer pocket parks made up of five acres or more, but he could make a nice pocket park out of three acres of land.

Mr. Luetchford noted that the appropriate land to be provided to the Township for each dwelling unit would be 1,841 square feet, rather than the current amount of 1,500 square feet per dwelling unit. He noted that this would generate over 100 acres of land as the Township heads toward a population of 54,000 which is the estimated population growth for the year 2020. He noted, if the Township could gain over 100 acres of parkland, the Township would be doing its job to keep up with the park demand of what is needed. He noted that the other question for the SALDO is what the fee in lieu should be. He noted that it should be attached to a formula or something, and not just a number. He noted, if the fee was challenged in court, there needs to be justification for the fee-in-lieu amount. He explained that the current wording in the SALDO is that it would be determined by the fair market appraisal value of the land, based on an appraisal that would be conducted, at the applicant's expense, and mutually agreed upon by the applicant and the Township.

Mr. Seeds noted that he had a problem with a fee-in-lieu of \$10,000.00, especially since the current price is \$2,300.00. Mr. Luetchford explained that the new number was not formula based, and he questioned how this number could be justified. He noted that, currently, the amount is based upon the required amount of acreage, times the average lot price of the previous year, times .75, and that equates to \$2,300.00 per dwelling unit. He noted that using the current formula for the average lot prices for 2007, it would increase to \$2,765.00. He noted, by adding the requirement of lot space to 1,841 square feet and taking that times the average lot price of \$110,000.00, it would equate to \$3,521.00 per dwelling unit. Mr. Seeds questioned where Mr. Luetchford came up with the price of an average lot. Mr. Luetchford noted that the Planning

Office came up with the average price per lot based on last year's sales. Mr. Wolfe noted that he took the average sale price of developed lots in the Township and factored out anomalies. Mr. Seeds noted that the amount is based upon a developed lot. Mr. Luetchford noted that you multiply the amount by .75, and that reduces some of that value. Mr. Wolfe explained that it is the price of the average vacant lot, not the value with a home on it. Mr. Hornung noted that you can't use raw land, as the land would be developed with infrastructure, therefore, you can't look at the raw land, as the park would be developed in a development with infrastructure. He explained that the value of a developed lot is worth much more because a developer could make \$10,000 to \$20,000 profit on a lot depending on the lot size. He noted that the \$110,000.00 is the correct amount for the value of a lot, noting that having a house built on a lot would provide for an additional profit center. He noted that \$110,000 times .75 would provide more of an incentive to have developers donate land as it would be more favorable than to provide a fee in lieu. Mr. Luetchford noted that, according to the new SALDO, the Township could only take the fee-in-lieu if it agrees to it. He noted that if the fee is low enough, the developers would be beating at the door to have the Township accept the money in place of land, or they may look for a junk property at another location to provide to the Township. He suggested that a fee-in-lieu, in the area of \$3,500.00, is where it should be as opposed to the \$10,000.00.

Mr. Hornung noted that section E-3, states that, "the space shall not contain utility easements or right-of-ways that would adversely affect the site, storm water management facilities." He questioned if the comma should read, "or storm water management facilities." He noted that all too often, people want to donate land under electric lines, etc, and he assumes that this wording is included to say that the Township does not want this land. Mr. Wolfe noted that the Township wants equivalent to a developable lot or buildable lot.

Mr. Seeds questioned Mr. Luetchford if each piece of land needs to be appraised. Mr. Luetchford answered that the new SALDO would reinstate a formula in place of an appraisal.

Mr. Seeds noted that the new fee-in-lieu would be roughly \$3,500.00. Mr. Luetchford noted that it would be \$3,521.00.

Mr. Wolfe noted that once this section and the traffic calming are completed, then the SALDO would be ready to be advertised.

Discussion with Dr. Papandrea regarding the zoning designation
of 4300 Devonshire Road

Dr. Papandrea explained that he applied for a Business Campus rezoning for his property to the Planning Commission, and the Planning Commission made two comments regarding his

request. He noted that they stated that the parcel was too small, and that the intersection was too busy. He explained that he addressed the Planning Commission and told them that the parcel was small due to the Township's acquisition of 3,000 linear feet of his property for the easement of the turning lane. He noted that it reduced the size of his lot and he had no control over that.

Dr. Papandrea noted that the day care business that is interested in his property or any small business in general, when taking into account the traffic impact to the intersection, would need to be compared to the 200 plus cars that his practice placed into the intersection on a daily basis. He noted that a child care facility would only place 40 or 50 cars twice a day into the same intersection, and the argument made by the Planning Commission does not make any sense. He explained that his argument went on mute ears. He noted that a Planning Commission member suggested that a land swap might be a good idea. He noted that he has a mortgage to pay and he doesn't need to pay for another piece of land.

Dr. Papandrea noted that he left the Planning Commission meeting thinking that he would have to market the property as a professional office, and he had a question as to what this would cover. He explained that he was provided a highlighted definition by the Township that states that a professional office is, "a use that involves administrative, clerical, financial, governmental, professional operations, and operations of a similar character. This use shall include neither retail nor industrial, but may include business offices, medical offices, laboratory, photographic studios and a television station." He noted that this was a fairly vague definition and he explained that he would prefer a more concise list, such as doctors, dentists, insurance, etc. to provide to the realtor. He noted that the definition was ambiguous, and if he is starting to spend money to market the property, he did not want to get shot down again saying that it does not fit the zoning.

Mr. Hawk noted that the Dauphin County Planning Commission, (DCPC) did not recommend the rezoning, and suggested that it was spot zoning, but he noted that the property across the street is zoned BC. He questioned if this would be considered contiguous with the PNC Bank across the street. Mr. Wolfe noted that it is not contiguous, but it could be argued. Ms. Wissler noted that all the offices on the west side of Colonial Road are zoned BC. Mr. Blain questioned if Mr. Stine would say that the zoning is continuous with Colonial Road. Mr. Wolfe suggested that Mr. Stine would state that it is spot zoning.

Mr. Seeds questioned what the Planning Commission recommended. Ms. Wissler answered that they denied the request, and they recommended that Dr. Papandrea consult with the Board of Supervisors in regards to a land swap. Mr. Blain questioned what land the Board

would swap. Mr. Seeds noted that Dr. Papandrea needs some type of relief for his dilemma, especially since the Township took the land to widen the intersection. He questioned if the next parcel to the east should be rezoned as well. Dr. Papandrea noted that a small house is located on that parcel. Mr. Wolfe suggested that it would be a bad idea to do this since it would encourage commercial activities on a lot that is not easily accessible.

Mr. Seeds questioned if the tract to the south could be rezoned, as the property owner requested a rezoning a few years ago. Mr. Wolfe answered that zoning is designed to follow natural or manmade boundaries and is not supposed to be parcel specific. He noted that it is not designed to be zoned by parcel.

Dr. Papandrea questioned what the Township was thinking when they first granted the non-conforming use. Mr. Wolfe answered that he did not know, but stated that the property is a legally non-conforming existing use. He noted that a business activity of similar nature could continue in the building. Dr. Papandrea noted that it all comes back to the definition of the zoning. Mr. Wolfe noted that it would be the call of the Zoning Officer. Dr. Papandrea questioned if the use could be by anyone licensed by the State as a professional. Mr. Wolfe answered, in most cases that would be true, noting that it would depend on the profession. He noted that he would agree that medical, dentists, specialty, attorneys, and accountants, would all be a continuation of the non-conforming use, and would be allowed to exist. He noted that Dr. Papandrea could ask the Zoning Officer for examples in generalities of what she would consider to be uses that would comply with the definition. Ms. Wissler noted that she thought that the definition provided a good basis for what would be allowed.

Mr. Hornung noted that even though the land is on a corner lot, and noting that corner lots are typically zoned commercial, would it still be considered spot zoning, since corner lots are zoned some type of commercial. Mr. Wolfe noted that he would have a hard time saying that the lot should be rezoned because of the small size of the lot; he noted that it would be considered spot zoning. Mr. Seeds noted that that is why he suggested rezoning the adjoining property and the lot across the street. Mr. Wolfe noted, in accommodating Dr. Papandrea, the Board must be careful that it does not create a bigger problem. He noted that once the land has a higher zoning designation, it provides for an increased use. He noted that on a recent Sunday at 2 p.m., the traffic was backed up past the pool area. He noted that the intersection is as substandard as it can get in the Township.

Dr. Papandrea noted that by rezoning the land BC, it would provide for smaller offices, and he noted that it would be hard to imagine any other business having less traffic than what he

has with his general practice. He noted that another doctor's office would continue to put 200 cars in that intersection daily. Mr. Seeds noted that Dr. Papandrea did not create the problem.

Mr. Seeds noted if both properties were rezoned, and were bought by one owner, he would have a nice parking lot and provide for a better driveway. Dr. Papandrea explained that he was offered the home years ago, but he did not buy it. He suggested that anyone buying his property would be smart to purchase the adjoining home. Mr. Seeds noted that it would be much safer.

Mr. Wolfe noted that the Board could spot zone, and it would be legal until it would be challenged. Mr. Blain noted that the Township has had discussions with the adjacent property owner during the Comprehensive Planning, and he was also against Mr. Kessler's attempt to rezone the land on Colonial Road. Dr. Papandrea noted that no one spoke against his rezoning request before the Planning Commission.

Mr. Hornung questioned if there was any other zoning that would be more appropriate. He questioned if the Office Neighborhood (ON) District would be better. Ms. Wissler answered that the BC was suggested since there is BC zoning across the street, whereas there is no ON zoning anywhere in the area. Mr. Wolfe noted that no matter what the Board does, the recommendation from the Planning Commissions would not agree, but it does not prevent the Board from overriding their recommendations.

Mr. Seeds noted that Dr. Papandrea needs some relief as he did not create the problem that he has.

Mr. Blain noted if the property was rezoned to BC, it would allow for a daycare use. He questioned if he had someone interested in the property. Dr. Papandrea answered that he had a buyer, Stepping Stone, who was very interested in the property and spent several thousand dollars. He made an application before the Zoning Hearing Board. Mr. Blain questioned if he had anyone else interested in the property, noting that he had a concern if the land was rezoned to BC, and it did not provide any relief, that now, there would be a piece of property zoned BC. Mr. Wolfe noted that that is what it would be even if he has a buyer. He noted that once the land is zoned BC, it could be used for any BC use. He noted that Stepping Stone may stay at that location for two years, and decide to move on. Mr. Blain noted that zoning the land BC may not provide relief because he does not have anyone else interested in the property. He suggested that it would be hard getting in and out of that property to drop a child off for a daycare center. Mr. Hornung noted that whatever use goes into that location would have a hard time accessing it. Dr. Papandrea explained that none of his patients ever had a major accident at that intersection. He

noted that part of the solution was directing the traffic one way through his parking lot, exiting out onto Devonshire Road and not Colonial Road. Ms. Wissler noted that he would have to meet the parking requirements for the use, and the BC would make the use conforming instead of non-conforming. Dr. Papandrea noted that he had 36 parking spaces. He noted that as a solo doctor he had plenty of space, but as he took on partners, and the secondary business was located in the lower level, it became more crowded.

Mr. Blain suggested that the Board allow Dr. Papandrea to rezone the parcel to BC. Mr. Seeds suggested that the property to the east and to the south should also be rezoned BC. Mr. Hawk noted that he was not in favor of that as the current property owners may not like that their property is rezoned. Dr. Papandrea noted that it may increase the value of his property. Mr. Seeds noted that the intersection would have to be fixed at some time, and when that occurs, more property would be taken. Ms. Wissler noted that both property owners would need to be notified of any rezoning, and the process would have to start over again, going before the Planning Commission. Ms. Wissler questioned if all three properties should be rezoned to BC. Mr. Hawk noted that he did not think it would be a good idea. Mr. Hornung noted that Dr. Papandrea would have to start the process over again. Mr. Hawk suggested that only Dr. Papandrea's land be rezoned. Mr. Wolfe noted that Dr. Papandrea would not have to go back to the Planning Commission, only bring it to the Board of Supervisors. Ms. Wissler noted that she would need to advertise the rezoning and meet the proper deadlines. Ms. Wissler noted that she would have to notify the DCPC of the Board's decision.

Dr. Papandrea questioned if he could contact Stepping Stones to reopen negotiations. Ms. Wissler answered yes.

“Otta Know” Presentation
New L&I determination on Prevailing Wage Application

Mr. Wolfe noted a recent Pennsylvania Supreme Court decision now requires municipalities to pay prevailing wages when they are doing roadway maintenance work through a competitive bid contract. He noted that previously, maintenance, such as repaving a road or overlaying a road was not considered a prevailing wage job, and this change would increase the costs of the maintenance activities.

The Pennsylvania Appalachian Trail Act.

Mr. Wolfe noted that there is an amendment to the Pennsylvania Municipalities Code, (PMC) that states that municipalities that border the Appalachian Trail have to develop conservation standards to protect the trail. He noted that the Darlington Trail is located in the Township at the top of Blue Mountain and the Township would have to pay particular attention to this amendment to ensure that new ordinances comply with the new Act to protect the Appalachian Trail.

Mr. Seeds questioned who owns the land between Hocker Park and the Darlington Trail. Mr. Wolfe answered that it is owned by Mr. Spangler. Mr. Wolfe noted that the Darlington Trail is part of the Appalachian Trail.

Improvement Guarantees

Mr. Hawk noted that there were three improvement guarantees for consideration.

Pinnacle Family Medical Center

A release in an escrow with Lower Paxton Township, in the amount of \$1,650.00.

The Tire Mart

A release in an escrow with Lower Paxton Township, in the amount of \$2,475.00.

Baker Subdivision

A release in a letter of credit with Fulton Bank, in the amount of \$38,051.96.

Mr. Blain made a motion to approve the three listed improvement guarantees as presented. Mr. Seeds seconded the motion. Mr. Hawk called for a voice vote, and the improvement guarantees were unanimously approved.

Adjournment

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

Respectfully submitted,

Approved by,

Maureen Heberle
Recording Secretary

Gary A. Crissman,
Township Secretary