

MINUTES

AUGUST 1, 2012 WORKSHOP MEETING

LOWER SWATARA TOWNSHIP BOARD OF COMMISSIONERS

The August 1, 2012 Workshop Meeting of the Lower Swatara Township Board of Commissioners was called to order at 7:00 P.M. by President Frank Linn, Sr.

Roll call was taken with the following officials in attendance:

- Frank Linn, Sr., President
- William L. Leonard, Jr., Vice President
- Michael J. Davies, Secretary
- Thomas L. Mehaffie III, Commissioner
- Jon G. Wilt, Commissioner
- Harry N. Krot, Township Manager
- Brenda K. Wick, Planning & Zoning Director
- Richard T. Wiley, Police Chief
- Peter R. Henninger, Solicitor
- Jean R. Arroyo, Recording Secretary

Absent:

- Steven W. Anderson, Public Works Director

Residents and visitors in attendance:

- Chris DeHart (Fire Chief, Lower Swatara Fire Dept.)
- Donald Reid, MD (811 Evergreen Drive)
- Gregg Bogia, Bogia Engineering
- Ed Dankanich (Penn State Harrisburg)
- Kyle Hollick (OPA)
- Tim Sipe, Matt Genesio (Campus Heights Associates)
- Tom Wilson, Anne Miller (K&W)
- Noelle Barrett (Press & Journal)
- Doug Gamber (Raudenbush Engineering)
- Linda Mehaffie (921 Ebenezer Rd.)
- John Kerschner (Fine Line Homes, Greenwood Hills)
- Bobbie Van Buskirk, Matt Tunnell (GreenWorks Development)

PUBLIC COMMENTS:

Dr. Donald Reid, 811 Evergreen Drive, explained that his home is in the cul-de-sac next to the Airport Connector. He questioned how he might stimulate interest in having a sound barrier installed in that area. President Linn explained that the Board does have a request before PennDOT for a sound barrier to be installed when construction on this section of roadway is addressed. However, the construction work has been postponed, and there have been no further updates. President Linn encouraged impacted residents to continue to pursue this request with their state legislators. He agreed to keep Dr. Reid updated on any new word about the barriers.

John Kerschner, representing Fine Line Homes in the Greenwood Hills development, explained to the Board that he is dealing with a drainage issue in the rear yard of one of the properties. This property has been occupied for about two years, and the occupants are now ready to purchase the home. However, in the course of living here, they have noticed a drainage issue in the rear yard. Fine Line has tried to correct this issue, but without much help. The adjacent rear yard property owner does not recognize the easement, and has filled in the drainage easement. This is forcing water over into the adjacent property. Fine Line Homes has proposed a solution to remedy the situation by installing a pipe and inlet within the easement. However, it has run into some hurdles with that also. Mr. Kerschner explained that he had been working with Ms. Wick on getting the permission to do this work, but he was not able to secure the necessary permission. He asked the Board for assistance. He noted that he is not asking for the Township to do or pay for the work. He is simply asking that it recognize the easement and advise the property owner that the easement exists, there is an intrusion in the easement, and a pipe and inlet would solve the problem. Mr. Kerschner distributed photos and documents to the Board. He stressed that Fine Line Homes is resolution oriented, and not out to cause trouble.

Solicitor Henninger reported that he had discussed this issue with Ms. Wick, and had also went out to take a look at the situation. In addition, he reviewed the approved plans for that subdivision. This is a private drainage easement, not the Township's easement. There is a drain and a pipe there that is not reflected on the plans. The pool and landscaping does appear to come within that easement. Unfortunately, it is basically a neighbor/neighbor situation. Mr. Kerschner explained that cannot proceed with pipe installation without a permit, and he cannot get a permit without the consent of all the property owners. This obviously is not going to happen. He explained that he is trying to resolve this amicably, and not through legal

channels. He stated that it is clear from the photos that someone overbuilt on that property. Solicitor Henninger referenced the one photograph, and asked if the property owner had moved back his landscaping. Mr. Kerschner responded that the blocks had been moved back.

Vice President Leonard asked if the water problem had existed before the landscaping was done. Mr. Kerschner responded that it had not. Commissioner Davies explained that he lives in this development and is familiar with one of the property owners involved. It is a case of someone's pool contractor backfilling the back side of a pool too far and circumstances leading from personality conflicts. Commissioner Mehaffie asked if the property owner's landscaping would have to be torn out in order to put in the pipe. Mr. Kerschner agreed that it would have to be taken out, but could be put back in after the work is complete. President Linn suggested the Board be given an opportunity to review this information and get back to Mr. Kerschner.

PRESENTATION BY K & W SITE DESIGN FIRM:

President Linn noted that representatives of K & W, a site design firm, had attended the recent conference of the PA State Association of Township Commissioners, and had asked to attend a Township meeting to introduce their firm. Tom Wilson of K & W handed out a packet of information to each Board member highlighting the company profile, the various services his firm offers, as well as local projects it has completed. He encouraged the Board to contact him with any future needs.

DEPARTMENT REPORTS:

Fire Department Report: Chief DeHart

Chief DeHart reported that calls for the month of July total 32, with a grand total of 274 so far this year. A Turkey Dinner is scheduled for August 19, and the next Sunday Breakfast will be held on August 26. The new engine is expected to arrive on Saturday, and training on it will commence. The next meeting regarding the rescue project will be held Sunday, and it is anticipated that the vendor will be selected. Chief DeHart reported that the Fire Department has been approached by the Department of Forestry about the possibility of using the Fire Department facilities as a mobilization point. Negotiations on this possibility are undergoing.

Police Department Report: Chief Wiley

For month of July, there were 14 Part 1 offenses, 26 Part 2 offenses, 645 service calls, 37 cases, 8 arrests, 5 suspects, 30 victims, 50 citations, 31 warnings. Year to date, there were 106 Part 1 offenses, 364 Part 2 offenses, 4,690 service calls, 321 cases, 170 arrests, 62 suspects, 274 victims, 31 DUIs, 434 traffic citations, 72 non traffic citation, and 251 warnings.

Chief Wiley reported that the Police Department's budget is on track and is actually under budget on most line items. An update was provided on the multi-county grant. The modification for this grant has been approved. As a result, it has been extended to a January 31 timeline. Additional monies were requested, and approved, to pay vendors for some of the programming work that was not part of the original grant. Chief Wiley reported that Lower Swatara Township, Swatara Township, and Lower Allen Township are now actively involved with the Cobra-net system. Other departments will be brought on board and will be participating in on-line training for their officers.

Planning & Zoning Report: Brenda Wick

Ms. Wick noted that she has provided the Board with a report containing updated numbers pertinent to recent activity in the Code Department. She reported that Sheetz will probably be before the Board and Planning Commission next month to discuss its sketch plan. Ms. Wick also reported that representatives of the Fulling Road LLC had been at the July 26 Planning Commission meeting to discuss their proposed zoning amendment. The Planning Commission tabled this item. Ms. Wick explained that Fulling Road LLC had most likely emailed her a letter requesting another 60 day time extension for the Board to take action on this proposed zoning amendment. They still need to get more information for the application, receive comment from the County Planning Commission, and get it back to the Township Planning Commission for a recommendation. She added that confirmation was received that Fulling Road LLC definitely wishes to pursue the 60-day extension of time. Mr. Krot explained that the Township's computer server, as well as its email server, has been down all day which is why the email from Fulling Road LLC was not physically received. As stated by Ms. Wick, they did confirm, however, that the time extension is being requested. A motion was made by Commissioner Mehaffie, seconded by Commissioner Davies, to approve a 60-day time

extension for which the Board to take action on the zoning amendment request by Fulling Road LLC. The motion was unanimously approved.

Ms. Wick referenced a memo regarding a request by Campus Height Associates for the Township to allow the opening of the bottom portion of Lawrence Street in its unpaved condition. She explained that that continuation of Lawrence Street up to the old Lawrence Street has not been completed.

Commissioner Davies stated that his question is how this would affect public safety of the surrounding area of a complex that size. Ms. Wick stated that during the entire planning process, this road was always anticipated to be open by now. She added that fire hydrants for the Campus Heights' side are in Lawrence Street and are not currently accessible by the fire trucks for the upper building. The fire trucks could not continue up Lawrence Street, since it is not in a paved or stoned condition. Commissioner Davies asked if the portion of road where the first hydrant is located is incomplete. Ms. Wick confirmed that this is correct.

Matt Genesio, Campus Heights Associates, the developer of the Campus Heights Apartments, provided handouts and photos to the Board of the paving thus far. The paving continues up to about the second entrance of Campus Heights. As of 9:00 A.M. tomorrow, it will be temporary line striped and have a temporary stop sign. Reflective barrels and signs will be up as per PennDOT regulations. He stated that the bottom line is that they are requesting that the lower portion of Lawrence Street be open to some type of vehicle access, even if it is restricted only to emergency vehicles. PennDOT has verbally and via email offered its cooperation but deferred the decision to open the road to the Township. He added that as far as the construction schedule, the rest of the curbing will be installed tomorrow on the northern portion. The road will be stoned on Friday, fully compacted, and will be able to be driven on by emergency vehicles. The binder course will be placed early next week, Monday or Tuesday. This, of course, will be dependent on the weather. Mr. Genesio added that this was all scheduled to be completed by Friday, but heavy rains killed a whole day of work for the contractor. He also stressed that approvals for this project took a lot of time, including the drainage issues. The drainage will be significantly better once complete. Mr. Genesio explained that the main driving force here is to maintain a good relationship with his students and the community. Safety is paramount, and he would not want to introduce a facility that does not

meet these safety standards. He noted that he understands the Township staff's concerns, but feels they were addressed.

Mr. Genesio added that Greg Bogia, traffic engineer for the project, is here to address the fire hydrant accessibility on the northern side of Lawrence Street. Mr. Genesio stated that as of now, these hydrants are accessible, are at the correct height, and have been pressure tested. They will be flow tested tomorrow. They are functional and can be used. This site is also serviced by two or three other hydrants on Wood Street and one on West High Street. What is being proposed tonight is a temporary solution to a problem for students who need immediate occupancy. There are 264 spots and 248 leases signed. This request will affect about 10 – 12 students, some of which are flying across the country to attend college. They have orientation and advisory meetings scheduled and need accommodations close to campus because many do not have vehicles. In less than a week, the roadway will be complete and the issue will be resolved. Mr. Genesio stated this is not a stall tactic to get tenants in and then not do the road. They are moving full speed ahead with the road project.

President Linn stated that he is concerned that the developer did not look ahead and is dragging his feet on getting the road completed. He stated that he cannot accept a partial road due to safety liabilities. The Township must focus on safety, not accommodations for the students.

Mr. Bogia, Bogia Engineering, explained that he is working with the traffic portion of this project. He explained that part of the delay is due to the back and forth with PennDOT. This project underwent additional scrutiny because of the shopping center coming in across the street in addition to the railroad's proposed park and ride. What is being requested tonight is a safe option, since there will be a stone road in place which will be safe for the emergency vehicles to access.

President Linn asked when the road will be complete. Mr. Genesio stated that the curbing and binder is expected to be completed early-to-mid next week. The actual full completion, which includes landscaping, sidewalk, etc., should be completed by early September with actual road dedication by September 30.

Commissioner Wilt stated that he is hearing that this temporary arrangement is for the students that are arriving now and feels they deserve to have that. It sounds like the developer is trying to get things done, but there are issues beyond his control. This temporary arrangement

would help the developer, help the students, and create a little bit of good will. President Linn asked Commissioner Wilt to keep in mind the potential liability. Commissioner Mehaffie questioned what liability, and asked Solicitor Henninger if the Township has a “held harmless” agreement. Mr. Bogia reminded the Board that this project is actually making the Township safer. Before these road improvements, the Township could not get its fire trucks up and down Lawrence Street. Solicitor Henninger addressed the question of the hold harmless agreement. He stated that this does not mean the Township cannot get sued if someone is injured. It does provide that the developer would pay the costs of defending the Township and accept the responsibility of a judgment against the Township in such a situation.

Solicitor Henninger reminded the Board that there are actually two things to keep in mind. This particular request is for the Board to advise PennDOT that it is allowing the road to be open for use. The other part of this issue is that in order to move in the students, the developer will still need an occupancy permit for the buildings. This is not the Board’s call. This is the decision of the Code Enforcement Officer, Glenn Snavely, and the Board cannot direct him to issue this permit. Mr. Genesio stated that he realizes the issuance of the occupancy permit is a different matter and is at the discretion of Mr. Snavely. He noted, however, that the recommendation from the Board is a pretty powerful thing. In response to a question from Commissioner Davies, Solicitor Henninger confirmed that he never heard this type of request before, but added that conditional approvals are often requested, and granted, due to extenuating circumstances.

President Linn stated that Glenn Snavely, Township Code Administrator and Fire Marshal, is in attendance this evening. He asked his feeling on this issue. Mr. Snavely stated that he cannot honestly say he would issue a use and occupancy permit for anyone to occupy these buildings until the binder is put in from Route 230 back to where it ties onto the existing Lawrence Street. He added that water pressure in this area is minimal at best. There are two fire hydrants located on the east side of Lawrence Street: one is too low and one is too high. They are in the process of being corrected now. The Fire Department connections are not complete as of this evening when he checked. The road is simply not complete, and is not even in a mud-free condition. Mr. Snavely added that when Penn State was doing its student housing project, it ran into problems at the last minute, and students were also arriving on campus. He informed Penn State that he would not issue the occupancy permit until everything was corrected. Penn

State got on the ball and got things done. Within weeks of the students moving into the Penn State student housing, there were two working structure fires. Often this is the first time these students have been on their own, and problems occur such as not paying attention when cooking. This further underscores the importance of the completion of the road for fire department access. Mr. Snavely stated that in this situation, it sounds like the road is a week away from getting binder in place. He again noted that once the binder is in, he does not feel there would be a problem with issuing the occupancy permit. Mr. Snavely informed the Board that in his 26 years with the Township, he has never put Township or Fire Department personnel in a position that would compromise operations or duties. If the developer wants a solution, he would suggest that binder be placed from Route 230 upwards to where it reties in. Until this is done, Mr. Snavely stated that he cannot, in the exercise of his duties, issue a use and occupancy permit.

Ms. Wick noted that the second hydrant up the hill is beyond this second intersection, so it is not even included in the area that is available now and is stoned in. The hydrant is presently in a mud situation. She also stated that there is a note on the plan that states that no use and occupancy shall be issued until the storm water management plans are submitted. She agreed that this is probably beyond what is really need for safety. She stated, however, that the Township does need this road to be finished in order to provide safety to the residents and students that will live there. Ms. Wick added that PennDOT will follow the Township's direction on this issue, but the inspector on site stated that this was the first time he knew of a situation where a driveway HOP would be open for use prior to completion of all HOP required construction activities. This is a different situation than even PennDOT is used to dealing with. Ms. Wick stated that if it were a mud free condition, she could understand the Township working with the developer to get the students in there, but not prior to this or prior to the flow testing of hydrants.

Commissioner Wilt asked if fire protection is adequate up there now for the existing homes in this area. Mr. Snavely stated it is manageable. There are existing hydrants on Wood Street. Chief DeHart explained that certain hydrants are dedicated to certain buildings, and the fire department cannot hit too many hydrants for fear of drawing the system down. It can only force so much water at one time. He noted that his concern is that as of today, all three hydrant connections are not completed. The hydrant in the northern part of Lawrence Street is on stone,

is uneven and is not adjusted. This is dangerous. Chief DeHart stated that in good conscience, he cannot agree with this road being opened up until these issues are addressed and the binder is placed. He added that the Fire Department has not even toured the facility yet. Mr. Genesio stated that he believes those fire department connections were put in today, and the heights adjusted. Mr. Snavely informed him that he was out there at 6:30 P.M. this evening, and the connections were not on, nor were the heights adjusted. He expressed frustration that the developer is putting the burden on the fire department, and he is not going to put the fire department in this position.

Vice President Leonard stated that he heard a “no” to the request from Mr. Snavely, Ms. Wick and Chief DeHart. He stated that there are always circumstances which cannot be planned for, and asked what contingency plans Mr. Genesio has in place. Vice President Leonard remarked that he is aware that the developer has other apartments in the Borough of Middletown. He suggested that Penn State may even have housing open for a short time period.

Mr. Genesio stated that he does have one option to discuss with Mr. Snavely. Campus Heights was issued three separate building permits for cluster A, B, and C. He suggested that the Township could technically issue three separate occupancy permits because of this. He stated that he is not asking for occupancy in the current condition, but asking for occupancy on Friday due to the students who are planning to move in over the weekend. He stressed to the Board that he wants the students to be safe too. The other two buildings are serviced by two other hydrants that are in the paved area. There are no issues with these hydrants, and they have been flow tested. He asked if the Township could issue two occupancy permits for these particular buildings. Mr. Genesio also remarked that they are not dragging their feet. There is absolutely no benefit for them to slow down this process. They need to meet deadlines too. There are multiple solutions to this problem, and he asked for the staff to advise him. If the Township would issue the two occupancy permits, he could shuffle the students around temporarily. As far as his properties in Middletown, there are about six to eight open presently, but they are not furnished and have different amenities than what the students are expecting. He noted that Penn State was not approached about availability, because the campus is usually already at a shortage for housing. Hotels are not a good option, because many of these students do not have vehicles, nor do they have the means to pay for cab fare. Most of them are heavily dependent upon being within walking distance of campus.

Mr. Snavely responded that when it comes down to use and occupancy, what is necessary for safety is multiple ways in and multiple hydrants. He stressed that this is a site issue. Mr. Genesio suggested perhaps the students could be told that they cannot bring vehicles in – traffic could be restricted to emergency vehicles only.

Tim Sipe, also of Campus Heights Associates, stated that the concept of multi staged occupancy permits is the best contingency plan. One of the buildings is in the opposite corner of Lawrence Street and has a hydrant next to it. He suggested it would be viable, for a one week period, to allow access to this one building for the students that need immediate occupancy.

Mr. Snavely again stressed that they cannot zero in on one building. It is necessary to look at the entire site from a fire operations standpoint. He added that once charged hoses are down, access is cut off very quickly. With the possibility of fire apparatus, police, EMS, etc. needing to get in there at one time, a huge scenario could be created and the Township needs to plan for the worst.

Commissioner Davies made a motion to provide a conditional recommendation to open the road on Wednesday, August 8 based on completion of Lawrence Street and the appropriate testing of the fire systems, which include hydrants and standpipe connections. The motion was seconded by Commissioner Wilt. Vice President Leonard asked what conditions need to be met. Ms. Wick questioned whether this meant the base course had to be completed. Commissioner Davies amended his motion to include “based on base course” completion of Lawrence Street. Ms. Wick questioned if this included temporary line striping. Commissioner Davies stated that it could if this is appropriate.

Vice President Leonard stated that he will not disagree with the recommendations of Ms. Wick, Mr. Snavely, and Chief DeHart. He asked if they could summarize exactly what conditions would satisfy them. Solicitor Henninger again reminded the Board that the action Campus Heights is looking for tonight is to open the bottom end of Lawrence Street, which is totally independent of whether or not an occupancy permit will be granted. The Board needs to decide what conditions need to be met in order for it to tell PennDOT that it is okay with the opening of Lawrence Street. Solicitor Henninger noted that the curbing should be done tomorrow, and placing stone will take it to a mud-free condition. He also suggested the motion stipulate “when conditions are met” rather than give a specific date. Again, any motion the Board makes does not force Mr. Snavely to issue an occupancy permit. Mr. Snavely again

stated that if the road has binder in place from Route 230 up to where the existing Lawrence Street is, he would be agreeable to issuing an occupancy permit. Mr. Snavely reiterated concerns expressed by Chief DeHart about a heavy fire engine sitting in stone, getting water around it, and then sinking. Binder, not stone, is the best way to go.

Commissioner Davies suggested his motion be amended to “provide that the Township grant access to the new Lawrence Street and contact Penn DOT to request approval contingent upon completion by the developer of a binder course paving of Lawrence Street”. Ms. Wick asked if this would be access to emergency vehicles only or to general traffic. Solicitor Henninger stated that if binder and temporary line painting is done, it should be fine for general traffic.

Ms. Wick stated she has a concern with opening the road to all traffic down at Main Street while there is an active construction zone on each side of Lawrence Street along Route 230. She suggested that the developer provide a flagger or some type of safety measure to control traffic while the area is under construction. She noted that this concern is the reason that PennDOT does not open driveways until all work is complete. Mr. Bogia stated that this is actually a common situation and is done all the time.

Commissioner Mehaffie asked how long it will take PennDOT to act if the Board does grant access. Mr. Genesio stated that PennDOT has been extremely cooperative during the HOP part off the process. He anticipated it may take only a day.

Commissioner Davies said he would be willing to amend his motion, but wants to ascertain that these people will be able to operate and yet the staff will be satisfied that the safety issues are addressed. He agreed that he can see where opening the road to general traffic could be problematic, yet he can also see the interest in opening the road to general traffic since it would also be a relief on the residents that currently live in this area.

Commissioner Mehaffie reminded the Board that it was told the opening might be as long as 90 days, and now it looks like it may be closer to 45 days. He stated that he does not see where it would hurt to give temporary access to at least emergency vehicles at this time. Commissioner Davies noted that his present motion is not limited to access by emergency vehicles. Commissioner Mehaffie stated that if the Board does not act on this tonight, it cannot act on it again until August 15, which does not help anyone. Commissioner Davies stated that he would just as soon see the road opened when the binder is on, which is a cleaner action. He

moved to amend his original motion to the following: “The Township will grant access to Lawrence Street and contact PennDOT to request approval of the opening of the intersection on Route 230 contingent upon completion of the full binder course paving of the new Lawrence Street.” The motion was seconded by Commissioner Wilt.

Commissioner Mehaffie asked Mr. Snavelly if he saw any problems with the students not living there but being allowed to set up and get their things in. Mr. Snavelly explained that these units come furnished, and the developer has already been allowed to start moving things into the buildings. Occupancy is just that – occupancy. A roll call vote was taken with the following ballot tabulation: Commissioner Wilt – aye, Commissioner Mehaffie – aye, Commissioner Davies – aye, Vice President Leonard -- aye, President Linn – aye. The motion was approved by a 5 – 0 margin. In response to a question from Mr. Genesio, the Board directed that Ms. Wick and Mr. Krot take care of the appropriate letter/notification to PennDOT advising them of the request to open the road contingent upon the aforesaid conditions.

Vice President Leonard stated that when the Board first saw the plans that the developers brought in for the student housing projects, there was a road planned on the northwest corners of both properties, going into Penn State campus. At some point in time, this road came off the original drawings. A temporary access road going into the campus was provided, but is restricted to emergency vehicles. He stated that it seems like a good idea to have a road leading into campus, and the residents in the area also expressed this sentiment. This would allow the students to transition right into campus instead of going out into Route 230. He asked if the Board would consider trying to get a road in permanently. Vice President Leonard stated that he understands permission may have to come from State College, but he feels this should be pursued, even if it takes years to get the approval. Ed Dankanich from Penn State explained that he cannot make any promises, but will certainly be willing to talk to Penn State officials about this. There were no objections expressed by the Board to having Mr. Dankanich present this question to the appropriate Penn State officials.

Ms. Wick introduced Doug Gamber, Raudenbush Engineering, who is working with Penn State University on the proposed Educational Activities Building (EAB). The building will be located to the north of the existing EAB, on the west side of College Avenue which is also referred to as First Street. Mr. Gamber explained that this is not an official presentation and they are not looking for any approvals this evening. The purpose of tonight’s presentation is to present

the general thoughts for this plan and where it is headed. Kyle Hollick, Office of Planning and Architecture in Harrisburg, presented the sketch plan. It includes limited renovations to the old building, which is about 17,000 square feet, but the majority will be construction of the new 52,000 square feet, two story building. This is a lab building for Penn State's engineering programs – electrical, civil and mechanical. It is a dry lab, not a wet (chemical) lab. Mr. Hollick walked the Board through the rendering of what is planned. Mr. Gamber stated that they did have to go before the Zoning Hearing Board for two issues: they needed a variance to allow the building within the front yard setback and they also needed a Special Exception to exceed the permitted height which is 45'. The proposed building is 47' and has a vent stack which protrudes a bit higher. These were both granted, although the Special Exception for the height was contingent upon FAA approval. This approval was just received several weeks ago. Mr. Gamber added that this is a creative plan, and will even have a storm water management facility which will provide for different types of habitat as well as filtering out contaminants. This will be functional and serve as a learning tool for the students. Additional parking for this project is not planned. There will be more pedestrians now, and there are already 2,454 parking spaces on campus. This new building will use the existing parking lot as well as other parking areas provided on campus. Mr. Gamber reported that they have met with the Planning Commission, as well as Fire Marshal Snavelly and Fire Chief DeHart to discuss fire protection needs. The Land Development Plan should be before the Planning Commission later in August and hopefully will get to the Board for approval in October or November.

Mr. Dankanich added that they anticipate that the students from the Township's new student housing projects will walk or ride their bikes to class. He explained it is not anticipated that they will want to drive onto campus and pay additional parking fees. With additional pedestrian traffic, there is still the goal of getting all truck traffic off of First Street. President Linn agreed that he worked very hard to get the Meade Avenue project completed in order to keep trucks off of First Street and out of the campus.

Commissioner Mehaffie referenced Vice President Leonard's comments about the emergency access into Penn State, and inquired how the Board can progress forward to get this emergency access made into a full permanent access for the students of the two student housing projects. Mr. Dankanich stated that the starting point will be to present this idea to Main Campus. He cautioned that this might be a hard sell, since most of the students from the student

housing projects are expected to walk to classes, not drive. Again, this is in part due to the fact that parking on campus is paid parking. Commissioner Mehaffie stated that weather might have an impact on whether students drive or walk. He added that it would seem safer for the students that do have vehicles to drive directly into the campus rather than having to drive out onto Route 230 to get there. President Linn agreed that the safety of the students is a concern. He directed Mr. Krot to prepare a letter from the Board to the Chancellor regarding this request.

SOLICITOR'S REPORT: None

MANAGER'S REPORT:

Mr. Krot reported on an email regarding a request from the soccer association to place a temporary shed on the Greenfield soccer fields to use as a concession stand. Unless the Board objects, the staff is willing to work with them on this request. President Linn stated that this is a refreshment stand, and he has no problem with putting a temporary shed up there. Commissioner Mehaffie asked if this is for food service. Mr. Krot agreed that it is, and explained that electric will be run to the shed for such uses as hot dog machines, etc. Commissioner Mehaffie stated that he is okay with the request. There were no objections voiced by any Board member.

Mr. Krot informed the Board that the Township's computer server is down, which includes email access. Jim Fry, the system's administrator, is hoping to patch things together temporarily. However, the Township will need to purchase a new server. The present system is actually six years old, which is over the expected life. He asked the Board to approve this emergency purchase, not to exceed \$25,000, which would be taken from capital reserves or capital improvements. Commissioner Mehaffie stated he would like firmer numbers, but the Board has to do what it has to do. Commissioner Davies inquired if the Township's new server will be robust enough to deal with graphic demands of zoning, codes, etc. He surmised that at some point, the Township will probably go to a paperless office. Mr. Krot stated that the staff had met with Mr. Fry prior to the server problems, so he does have an idea of what capacity is required. Mr. Krot noted that he does not have a replacement schedule yet, but would like to get a full proposal once this is complete for presentation to the Board. Commissioner Mehaffie suggested the Township may want to look at using an off-site storage service, such as Carbonite.

A motion was made by Vice President Leonard, seconded by Commissioner Davies, to approve the expenditure of up to \$25,000 of emergency funds to replace the computer server as requested by the Manager. The motion was unanimously approved.

Mr. Krot requested an executive session immediately upon conclusion of tonight's meeting in order to discuss several personnel items. He noted that he had asked Mr. Snively and Ms. Wick to attend the first portion of this executive session.

FINAL COMMENTS:

None

ADJOURN AND CONVENE INTO EXECUTIVE SESSION:

With no further business to discuss, a motion was made by Commissioner Mehaffie, seconded by Commissioner Wilt, to adjourn the meeting and convene into executive session. The motion was unanimously approved, and the meeting adjourned at 9:12 P.M.

ATTEST:

Harry N. Krot
Township Manager