

MINUTES

SEPTEMBER 3, 2014 WORKSHOP MEETING

LOWER SWATARA TOWNSHIP BOARD OF COMMISSIONERS

The September 3, 2014 Workshop Meeting of the Lower Swatara Township Board of Commissioners was called to order at 7:00 P.M. by President Thomas L. Mehaffie III. President Mehaffie called for the pledge of allegiance followed by a moment of silence.

Roll call was taken with the following officials in attendance:

- Thomas L. Mehaffie III, President
- Jon G. Wilt, Vice President
- Laddie J. Springer, Secretary
- Michael J. Davies, Commissioner
- Samuel D. Monticello, Township Manager
- Erin G. Letavic, HRG, Engineer
- Richard D. Brandt, Police Chief
- Robert S. Greene, Planning and Zoning Coordinator
- Daniel L. Wagner, Public Works Superintendent
- Jean R. Arroyo, Recording Secretary

Absent:

- Dominic D. DiFrancesco II, Commissioner
- Peter R. Henninger, Solicitor

Residents and visitors in attendance:

PLEASE SEE ATTACHED SIGN-IN SHEET

President Mehaffie welcomed the visitors to the meeting and opened the floor for public comment.

PUBLIC COMMENTS:

Marjie Hartz, 2142 North Union Street, stated that many of the individuals here tonight are representing a group of concerned Township citizens in regards to the proposed construction of six warehouses on the Kreider and York Building Products properties on North Union Street

and Longview Drive. She stated that they would like to be on record stating their strong opposition to the Hillwood Plan and possible rezoning. Ms. Hartz added that Hillwood was very selective in the mailing of its notice of the conceptual meeting held on August 26. The Action Committee, which the concerned residents will be forming, will not be selective. A petition will be circulated throughout the entire Township making all citizens aware of the proposed plan and the detriment to the Township. Ms. Hartz asked to share a recent conversation with a resident from Old Reliance who travels North Union Street after work. The conversation went something like this: "Where else in this urban sprawl can you drive with beautiful corn and soybean fields on each side of the road as a perfect way to end the day." Ms. Hartz encouraged and challenged each one of the Board members to take that drive. She stated that it will be worth their time as they go through this process. She thanked the Board for its time this evening.

President Mehaffie agreed that what is being proposed is a huge project, and the developer had indicated at the first meeting that there will be many more meetings with the residents. All four of the Commissioners here tonight were also in attendance of that meeting. He urged the residents to also do their due diligence, and continue to speak to the Commissioners about their concerns.

Rich Weinstein, 1346 Butter Churn Road, asked if announcements or information about meetings will be posted on the Township website. The residents do not know where this is going to go next, and they want to attend meetings to be as well informed as possible. President Mehaffie explained that the Township calendar is posted on the website. However, there are no meetings set to discuss this plan at present time. The last meeting held was not a Township meeting, but rather a meeting that Hillwood scheduled and arranged on its own. Township boards and commissions were also invited to that meeting. President Mehaffie noted that the website will be updated when meetings are held involving this plan or any other major building or warehouse plan.

PRESENTATION FROM HIDEF LIFESTYLE RE: AN INTERACTIVE PROJECTOR:

President Mehaffie introduced Asayah Roserie, HIDEF Lifestyle, who presented a proposal for an interactive projector for the Board Meeting Room. Mr. Roserie explained that the proposal is for a short-throw projector and 90" screen. Mr. Monticello added that they had discussed placing the projector at the right of the location of the present whiteboard. President

Mehaffie asked how easy the system is to operate. Mr. Roserie explained that there will be a control box on the wall next to the screen. The user will simply plug the laptop into the box and select the appropriate input option. The laptop will then project on to the screen. Everything will be controlled through the laptop. In response to a question from Mr. Roserie about the need for an electrician, Mr. Wagner agreed that the Public Works Department could take care of the wiring. A motion was made by Vice President Wilt, seconded by Commissioner Davies, to approve the proposal from HIDEF Lifestyle for an interactive projector for the Board Meeting Room. The motion was unanimously approved.

DEPARTMENT REPORTS:

Police Department – Chief Brandt –referenced the monthly report, and stated that it was a good month, with both criminal and call volume slightly down from last month. He noted that Ms. Letavic will be presenting a proposal tonight for HRG to perform a weight restriction study on North Union Street from Route 283 down to the Middletown High School area. The proposal is excellent. He added that he had spoken to the Police Committee about it, and explained that the price of the study can easily be made up through one traffic stop of an overweight vehicle. This should alleviate a lot of the truck problems on North Union Street. In addition to this proposal, Ms. Letavic had advised him that HRG did another study for Swatara Township involving 80th Street, which runs down to Fiddlers Elbow Road and North Union Street into Lower Swatara Township. Since this study is already done, it would be made available to Lower Swatara Township at no cost. While the 80th Street restriction may not help the Township much, this study also included both Strites Road and Cockley Road which run primarily in Lower Swatara Township. This would greatly benefit the Township as it would give enforcement action on trucks using those roads. The Township could also adopt this study, provided Solicitor Henninger gives his blessing to do so. Chief Brandt advised the Board that he had also spoken to the Police Committee tonight about his desire to start a Chaplain’s Program for the department. Many municipal police departments, including Swatara Township and Harrisburg City, have such a program. This would give the officers assistance in spiritual matters and also provide assistance to the families of those involved in suicides, accidents, etc. The program would be strictly volunteer and controlled through a Department policy. There would be no cost to the Township. Chief Brandt added that he feels it is a good idea, and the officers also support it.

Vice President Wilt expressed his support of the program since there appears to be no downside to it. Commissioner Davies agreed that it sounds like a type of counseling that should not be ignored. President Mehaffie suggested that this also be presented to Commissioner DiFrancesco to make sure he is supportive of it. Solicitor Henninger will also need to review the policy before formal action is taken. The Board agreed to defer action on this item until next month.

Fire Department – Chief DeHart – reported that the Department responded to 45 calls in August, with a total of 372 calls so far this year. During August, 75% of the calls were in Lower Swatara Township. Chief DeHart reported that the rescue was sent back to the factory because the generator was still not working as planned. The factory was instructed to replace the generator with a different unit that is a single phase one. Chief DeHart added that he had asked for, and received, a six-month extension on the two-year warranty. The unit should be back in service the first week of October, in time to attend an event at the rear of the State Capitol for state representatives and senators to review and discuss fire safety issues. Chief DeHart stated that the Fire Department is requesting the Board consider allowing the Department to use one log-in of the five the Township has in order to gain access of the grate and pipe flows in the Township. This will allow quick action and reduction of damage and injury should a tanker truck spill its contents along the Township roadways. He explained that if there are any concerns about the Fire Department having access, it could be made a read-only log-in access; the Department would not have the ability to modify anything. Chief DeHart also informed the Board that the Fire Department was awarded a Kenneth Bankert Foundation grant in the amount of \$27,000 for the purchase of a fire extinguisher training system and the purchase of twenty-five sections of 3” hose and twenty-five sections of 1 ¾” hose that failed the annual hose testing this year because of age. This purchase is extremely important in order to improve the Township’s ISO rating, which impacts the fire insurance rates of Township residents. Upcoming fundraisers include the pork dinner on September 21 (11:00 A.M. until sold out) and the final breakfast on September 28 (7:00 A.M. until 11:00 A.M.) After six years’ evaluation, the breakfast series will not continue next year. The annual Fire Department Open House will be held on October 9 from 6:00 P.M. until 8:00 P.M. President Mehaffie asked Ms. Arroyo to place this on the website.

Public Works Department – Daniel Wagner –reported that current projects include continued repairs on Wood Street and Dauphin Street, prep work for paving at the end of September, work on Memorial Field due to major drainage issues which will close that field for the year, fertilization of the parks for the winter season, revamping the leaf equipment for the leaf season, and installation of cameras on the two leaf trucks to help with blind spots. Jobs recently completed include curb painting of 80% - 90% of the Old Reliance Farms development, crack sealing, placing of the COG bid for the Township’s salt needs for this winter, pouring of a sidewalk for the Fire Department, assisting Penn State Harrisburg with sweeping the campus, removal of several dangerous limbs from Stoner Drive by Shulls Tree Service, and placement of new “No Truck Traffic” signs for the Police Department. The Department also alerted residents on Riverview Drive about the need to disconnect downspouts that are going out to the roadway. This is in conjunction with the Township’s mandated MS4 plan. President Mehaffie inquired if the notices to the residents included a diagram of how to reroute the water. Mr. Wagner stated they did not, but agreed that diagrams could be included when the remainder of the area is notified. Ms. Letavic explained that rerouting the water is a fairly easy process. Residents can do something as simple as cut the downspout off above grade and add an elbow and splashguard. The idea is to have the water run over the grass so it is filtered before it gets to the street. In response to a question from President Mehaffie, Ms. Letavic confirmed that this is an EPA regulation. Mr. Wagner also informed the Board that in the past, the Township has used the services of Alpha Line Space to paint the lines for crosswalks, stop-bars, arrows, etc. for the traffic signals. This is something that is required to be done. Unfortunately, the cost of this was somehow missed in the 2014 budget. The estimated price for this would be \$4,000 - \$5,000. Mr. Wagner requested Board authorization to proceed with this as soon as possible, while the weather is still good. He also advised the Board that there is still an issue with the traffic signal at Fulling Mill Road and North Union Street. It appears to be a power issue, and attempts are being made to resolve it. Mr. Wagner informed the Board that requests to mark for sewer and stormwater – “one calls” -- have increased drastically this past year. These are time consuming for the Department; approximately one hour a day is being allotted for them. President Mehaffie asked if the GIS is helpful for this. Mr. Wagner responded that it has helped somewhat on the stormwater end. Mr. Wagner and Bob Greene will be attending a stormwater training session later this month. Mr. Wagner concluded his report by reminding the Board and residents that the

dumpster will be available on Saturday, September 6, from 8:00 A.M. to noon. Commissioner Davies referenced previous discussion about the possibility of increasing the fencing around the ball fields in Memorial Park in order to keep vehicles from driving onto the fields. He asked if Mr. Wagner would be able to obtain an estimate for this for potential inclusion in the recreation budget. Mr. Wagner agreed to pursue this for the next meeting. President Mehaffie suggested this could then be discussed by the Recreation Board, which will be meeting again in October. President Mehaffie referenced the installation of cameras on the leaf trucks, and thanked Commissioner Davies for suggesting this. President Mehaffie also referenced the need for line painting, and asked if the marking of a crosswalk on Wood Street would be included in this project. Mr. Wagner agreed that it could be. President Mehaffie suggested Mr. Wagner speak to the Borough of Middletown about sharing the cost of this. A motion was made by Commissioner Davies, seconded by Commissioner Springer, to approve the line painting in an amount not to exceed \$5,000. The motion was unanimously approved. Commissioner Springer asked Mr. Wagner if there has been any update from PennDOT on the sinkhole on Fulling Mill Road. Mr. Wagner stated that he was informed by PennDOT that it is in the hands of the foreman, but is a slow process. President Mehaffie suggested that Commissioner Springer and Mr. Monticello work together to draft a letter to PennDOT notifying them of the importance of resolving this issue as soon as possible due to its location to a group home and the fact that winter is right around the corner.

Planning and Zoning Report – Robert Greene – referenced the August permit report, and the monthly report. He noted that recent plan reviews included HIA's new snow removal building and the sound wall for FedEx Ground. Complaints included weeds, burning, and a violation relative to poultry in a residential zone. The Planning Commission took action at its last meeting to recommend approval on the Revised Land Development Plan for Campus Heights Village-Wood Street Access. There are three waivers previously recommended for approval. A PennDOT HOP has been issued for the intersection at West Main Street (SR 230), Shopping Center Drive and Wood Street. This plan could possibly be ready for action at the Board's September 17 legislative meeting. The Planning Commission also recommended approval of the Minor Subdivision/Annexation Plan for the Middletown Home, 999 W. Harrisburg Pike. The plan involves subdivision of two lots for annexation to PSU campus. This plan may also be on the Board's September 17 agenda for action. The Zoning Hearing Board met on August 27, and

approved a Zoning Variance request from Raudenbush Engineering for PSU Harrisburg Campus which was seeking a variance of the required 75' Front Yard Setback to allow a 53.3' setback adjacent to First Street and College Avenue to construct a new Student Enrichment Center building. Mr. Greene reported that the Township is currently working with HRG to amend the Site Improvement Performance Bond reduction amount for the FedEx Ground Land Development Plan at 111 Fulling Mill Road. The revision will be presented to the Board for action at the September legislative meeting. After further review and discussion on the recent correspondence and documents presented for the proposed Agricultural Center project at the Twelve Oaks Center property at 1801 Oberlin Road, it was decided that a land development plan is necessary for the project. As previously reported by Mr. Wagner, Mr. Greene will attend a Stormwater Management Workshop session on September 16 as presented by Capital Region COG. He will also attend a Land Use Management Workshop on September 18. Mr. Greene reported that he and Don Fure met with Solomon Cramer, Cramer Airport Parking and Car Wash and Catherine Hoover, Raudenbush Engineering to discuss proposed plans for modification/expansion to the existing carwash facility. In addition, he and Ms. Letavic met with Brian Evans and Crawford Metal Corp., the new owner of the warehouse buildings at 2751 Spring Garden Drive (formerly American Steel and Aluminum). They are proposing new construction to connect the two existing buildings and create an outside storage area. A Special Exception and Zoning Variance are needed, as well as a Land Development Plan submission. Mr. Greene added that he attended a meeting today at PennDOT on the Fulling Mill Retirement Community Project, which dates back to 2007. The project is now moving forward. They are applying for a HOP, and all indications are that they are planning to move forward with Phase I of the project. In response to a question from President Mehaffie, Ms. Letavic stated that one of her colleagues, who is a traffic engineer, also attended this meeting and confirmed that what is being proposed is the same proposal from 2007. President Mehaffie asked that this plan be reviewed thoroughly since it has been so long since it was presented. Ms. Letavic agreed that the developer needs to present the plan directly to the Board. Mr. Greene explained that Paul Navarro will be in attendance of a future Board meeting to present an update on this project. President Mehaffie suggested that a full presentation be provided when the developer comes in for the next time extension request. Commissioner Davies inquired if Ms. Letavic is aware of the sewer line capacity issue with this plan, and whether or not it has been addressed.

Ms. Letavic stated that she is aware of the issue but does not have details. Mr. Greene noted that at today's meeting, it was briefly mentioned that the sanitary sewer is still an outstanding issue, although it is being brought to closure. President Mehaffie again expressed concern that this project dates back to 2007, so the present Commissioners and Engineer are not familiar with it. He suggested the developer again present the plan in full detail to the Planning Commission, the Municipal Authority, and the Board of Commissioners. That way, each entity will have full details on what is being proposed.

MANAGER'S REPORT:

Mr. Monticello reported that the Board had been provided with a three-year engagement proposal from the Township's current auditing firm, Waggoner, Frutiger and Daub, Certified Public Accountants. The proposal is for auditing services for the General Fund and Sewer Revenue Fund for calendar years 2014, 2015 and 2016. There is no cost differential for services for calendar year 2014. For year 2015, a 2% increase is being proposed. For year 2016, a 1½% increase is being proposed. Mr. Monticello stated that he would recommend the Board approve the proposal, as the Township staff has experience working with this firm and the cost proposal is, in his opinion, a very reasonable one. Also, the Township's Financial Administrator recently retired, so it would be beneficial for the Township's new Financial Administrator to be able to transition into this role as smoothly as possible. A motion was made by Commissioner Davies, seconded by Commissioner Springer, to approve a three-year engagement proposal from the Township's current auditing firm, Waggoner, Frutiger and Daub, Certified Public Accountants. Commissioner Davies noted that after this new proposal expires, it may be beneficial to look into having a new set of eyes after so many years. Mr. Monticello agreed. The motion was unanimously approved.

Mr. Monticello requested the Board convene in executive session immediately upon conclusion of this evening's meeting in order to discuss a few financial matters as well as personnel matters.

ENGINEER'S REPORT:

Erin Letavic, HRG, reported that the Greenfield Park Well Irrigation Project is currently in the bid process. The income survey results were sent to Dauphin County for the CDBG

(Community Development Block Grant) application for the Richardson Road Bridge funding. The Local Share Municipal Grant (Gaming Grant) application, also for the bridge project, was sent to Dauphin County for review. The Riverview Drive Drainage Project is currently on schedule although the schedule has changed a bit. The substantial completion and final completion dates now go into 2015 to accommodate weather, if need be. Depending on how quickly the contractor can move the process along, however, there is still the potential for it to be completed this fall. As reported by Chief DeHart, the Fire Department has expressed interest in obtaining the stormwater GIS data for inclusion in the Fire Department's due diligence regarding hazardous spills, firefighting runoff, etc. The Municipal Authority has authorized a static version of the data be made available to the Fire Department. The Board of Commissioners may also want to acknowledge the authorization. Ms. Letavic noted that Chief DeHart had also mentioned earlier this evening the option of having access to one log-in.

As requested by the Board, Ms. Letavic stated that HRG has submitted a proposal to perform a weight limit study on North Union Street from Fulling Mill Road to Oberlin Road. The cost of the proposal is \$1,300. She also referenced a study that was done for the benefit of Swatara Township, although Lower Swatara Township benefits as well. Ms. Letavic added that Lower Swatara Township's adoption of the Swatara Township study would help Swatara Township enforce its own weight restriction, since the signage needs to occur in Lower Swatara Township. Swatara Township cannot enforce the restriction properly without Lower Swatara Township being a partner. She agreed that any action on this second study should be deferred until the Board can consult with Solicitor Henninger about it.

President Mehaffie questioned if the North Union Street study proposal as presented runs from the High School all the way to Fulling Mill Road. Ms. Letavic confirmed that this is correct. He asked if there is any reason it cannot be extended to at least Fiddlers Elbow down where it meets Derry Township. He asked if this area was covered in the Swatara Township study. Ms. Letavic explained that it was not. The Swatara Township study included the entire length of Cockley Road, the entire length of Strites Road, the entire length of 80th Street, but stopped at Fiddlers Elbow Road. President Mehaffie suggested that the North Union Street study be extended to all of North Union Street, since a lot of truck traffic travels through this northern area. He asked Chief Brandt if he agreed with this. Chief Brandt stated that the study could be extended to cover this entire area, but reminded the Board that a lot of businesses in this area of the Township do have trucks which travel

North Union Street out to Derry Township. President Mehaffie stated that if the study reflects the road can handle that weight, then trucks would not be restricted. It just makes sense to do the entire stretch. Ms. Letavic added that the Township can exempt these businesses as well. The Swatara Township study affected Strites Orchard, a church, and a maintenance site for Verizon Wireless. Those three organizations were made exempt from the restriction. This same concept could be utilized for the existing users.

Ms. Letavic again explained that the proposal presented tonight is for a study of the intersection of Oberlin Road and North Union Street to the Fulling Mill Road interchange. This scope does not include doing a pavement analysis. It uses engineering judgment and geometry intersections, which is a much cheaper alternative. The Township may want to do a pavement study if it expands the scope to the northern part of North Union Street. Ms. Letavic explained that she would have to speak to her colleagues to see what is recommended.

Commissioner Davies suggested the possibility of a separate proposal for this northern area, since the study may use a different methodology. Ms. Letavic agreed that this approach could be taken. She added that if a pavement analysis is done, the Township would get a better bang for its buck by also including any other roads that it feels should carry restrictions. Mr. Wagner stated that the police officers have asked him about the possibility of restrictions on Stoner Drive. Chief Brandt agreed that Stoner Drive and part of Rosedale Drive should probably be included in any study. Ms. Letavic stated that she will talk to staff and come back to the Board with more information on this additional scope of work.

A motion was made by Vice President Wilt, seconded by Commissioner Springer, to approve a proposal from HRG, at a cost of \$1,300, to perform a weight limit study on North Union Street from Fulling Mill Road to Oberlin Road. The motion was unanimously approved.

FINAL COMMENTS:

President Mehaffie stated that Penn State Harrisburg is very appreciative of the Township's assistance with its new project building, which is beautiful. They also look forward to working with the Township on their future building plans.

Michelle Torres, 1304 Springhouse Road, asked if the additional weight restriction study just discussed by the Board is in conjunction with the proposed rezoning and development. President Mehaffie stated that it is not.

Tim Knoll, Farmhouse Lane, thanked the Public Works for the outstanding road work.

Commissioner Springer thanked the residents for attending the meeting tonight, and stated that the Board looks forward to hearing from them.

Vice President Wilt also thanked the citizens for coming out tonight. He stated that if they want their concerns addressed, it is important for them to come to the meetings and let them be known.

Commissioner Davies stated that he had taken the drive that Ms. Hartz suggested, and had many of the same sentiments go through his mind. He also thanked Mr. Wagner for pursuing the purchase of video equipment for the leaf trucks to increase safety.

President Mehaffie informed the residents that the Board is here for them, and it needs their feedback. What is being proposed is a huge, huge project. The Board has a responsibility to make sure the great quality of life in Lower Swatara Township is maintained. He agreed that Lower Swatara Township is unique in that there are many areas of beautiful farmland, yet the city is only a few minutes away. He urged the citizens to continue to come to the Board meetings with their thoughts, or call the Township office and leave messages.

Dan Magaro, 1315 Pheasant Run Road, stated that he had moved here a few years ago, and selected this area because of the idyllic, rural setting and quality of life. He asked if this is the only location proposed for the project. President Mehaffie explained that this is a national developer that builds warehouses, and this is the site that is being proposed for the project. Commissioner Davies added that the developer does not share its other aspirations with the Board.

Gary Fritz, 1306 Butter Churn Road, asked the Board's sentiment on the proposed Hillwood plan. He asked if the Board is somewhat reluctant to the development or is open to further investigation and review. Vice President Wilt stressed that it is just in the discussion stages right now, with nothing formally submitted. The Board must first gather information and listen to both the residents and developer before making any decisions. Mr. Monticello agreed that is important to realize that there has been no submission of plans presented to the Township at this point in the process. Mr. Fritz inquired if there have been any time expectations set.

President Mehaffie stated that the only information he can report on is what he heard at that first meeting. At that time, they had said that if the project goes through, it could take up to two years before they can break ground, and then it will be a ten-year year project. President Mehaffie noted that the developer had indicated that the meeting was the first of many meetings with the residents to try to work out what they feel are issues.

Ms. Torres stated that her neighbor had asked her to inquire if the Hillwood developer had indicated that there would be any benefits to the community from this potential rezoning and development. President Mehaffie stated that at the public meeting, they had claimed benefits would include employment opportunities and increased tax revenues.

ADJOURN AND CONVENE INTO EXECUTIVE SESSION:

With no further business to discuss, a motion was made by Vice President Wilt, seconded by Commissioner Davies, to adjourn the meeting and convene into executive session. The motion was unanimously approved, and the meeting adjourned at 8:26 P.M.

ATTEST:

Jean R. Arroyo, Recording Secretary

PLEASE PRINT NAME CLEARLY

Board of Commissioners Workshop Meeting – September 3, 2014

NAME ORGANIZATION (IF APPLICABLE) OR ADDRESS

NAME	ORGANIZATION (IF APPLICABLE) OR ADDRESS
ANN Sessa	1001 PENNA AVE HSBG PA 17110
Michele Torres	1304 Spring House Rd, Middletown 17057
Jennifer Fultz	1335 Butterchurn Rd. Middletown, 17057
Joh Davidson	1355 Carriage House Rd
Stephany J. Davidson	1355 Carriage House Rd.
ASAYAH ROSEKIE	6185 Allentown Blvd Harrisburg PA
Gary Fritz	1306 Butter Churn Rd
Dianne Mosher	1324 Spring House Rd. Middletown
Marjie Hartz	2142 N. Union St W. Town
CHET HARTZ	2142 N. Union St MID
Connie Fritz	1306 Butter Churn Rd, Midtown
GROUWY P. REISER	1336 BUTTER CHURN RD MIDDLETOWN
Tom & Lauren CLARK	504 Cotgview DR.
Tami Noll Russo	1335 Pheasant Run Rd 17057
Tim NOLL	1420 Farm house Ln 17057
Cortney Paul	1395 Carriage House Rd.
Jen Hunter	1324 Pheasant Run Rd
ANDY KINSEL	1372 PHEASANT RUN RD
Phyllis Zimmerman	Pennlive
Alan Majano	1315 Pheasant Run Rd.
Richard + Deborah Weinstein	1346 Butter Churn Rd.
Noelle Barrett	Press AND JOURNAL
MEY COY	RICHARD UTLEY
RICHARD UTLEY	1375 CARRIAGE HOUSE RD,
Bria Keating	1326 Butte Chn Rd.