

# South Middleton Township

520 Park Drive, Boiling Springs, PA 17007

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## Board of Supervisors

April 27, 2023 | 6:00 PM

### MINUTES

#### CALL TO ORDER

PRESENT: RICK REIGHARD, SHELLY CAPOZZI, BRYAN GEMBUSIA, RON HAMILTON, DUFF MANWEILER (absent) – SUPERVISORS, Cory Adams – Manager, Jarrett Sweeney – Assistant Manager, Tim Duerr – Zoning Officer, Brian O’Neill – Engineer, Ali Wood – Recording Secretary, Bryan Salzmann – Solicitor, David Connors, Christine Muser, Harry Berger, Steven Rose, Carol Shetter, Tim Berndt, Josh Parrish, Tim Yingst, and Kirk Wilson

#### PLEDGE OF ALLEGIANCE (please stand)

The pledge of allegiance was led by Chairman Reighard.

#### MOMENT OF SILENCE (remain standing)

A moment of silence was observed.

#### OPENING ANNOUNCEMENTS

Chairman Reighard announced that the meeting is recorded and to turn off cellular phones. He noted that there was an executive session from 5:00 - 6:00 p.m. to discuss personnel. He added that prior to that, both staff and the Board were able to look over the new fire truck.

### MINUTES

#### April 13, 2023 (Regular Meeting)

Shelly made a motion to approve the minutes. Ron seconded, and the vote in favor was 4-0.

#### RESOLUTION #2023-15 - Tim Yingst Recognition

Jake Metzger read and presented Resolution #2023-15 to Tim Yingst for his 30 years of service as fire chief to the citizens of South Middleton Township. Jake stated that Chief Yingst joined Citizens Fire Company in 1981 as a junior member and later became a senior member in 1985. During his time with Citizens Fire Company he has served as lieutenant, captain, assistant chief, and presently as chief. Chief Yingst was instrumental in guiding the merger of South Middleton Fire Company and Citizens Fire Company, he provided essential support to the Township in its enactment of a special Fire Tax, and under his leadership, the

Citizens Fire Company has purchased and upgraded numerous fire apparatus and equipment. Jake added that Chief Yingst is esteemed and respected as a first-rate fire services professional by his colleagues throughout the Township, County, and Commonwealth, and is viewed by the members of Citizens Fire Company as a respected leader and a good friend.

Bryan G. made a motion to approve Resolution #2023-15. Ron seconded, and the vote in favor was 4-0.

Chief Yingst thanked the Board and everyone in attendance for their generous support. He added that he cannot believe it has already been 30 years as Chief and over 40 years in the emergency services. He also noted that one thing that stands out and that he loves about his department, is that they are a family.

### **PUBLIC INPUT**

Steven Rose, RSJ Holdings and Lisburn Capital, stated that he submitted a right-to-know request last week requesting the audio tape from the last Board of Supervisors meeting. He understands that the policy may be to delete the recording once the minutes are approved, but since he submitted his request prior to that time, he requests that it is not destroyed until his request is fulfilled.

Josh Parrish, S. Market Street, stated that he purchased the property at the corner of Petersburg Road and Lerew Road. He plans to utilize the property for camping and other recreational activities. About a month ago, he went through the appropriate process with Met-Ed to utilize the existing electrical service on the site. He then applied for and received an electrical permit from the Township in order to get the power inspected and the appropriate information sent to Met-Ed to allow them to turn on services. He called to check on the status of an inspection and was informed that one would not be completed because the Township needed a flood elevation certificate due to the area being in a flood plane. Mr. Parrish stated that he did not believe he needed one due to it being an existing electrical service; however since he was told that it was necessary and wanted to move forward quickly, he recently had had a flood certification completed. He stated that on April 26, he received an email from Township staff that after further investigation, the permit was going to be denied, money refunded, and staff was requesting a meeting for the following week. Mr. Parrish stated that he is not looking for a resolution tonight, but did want to make the Board aware and hopes to find a resolution in an amicable way.

Rick and Shelly stated that they were not aware of the issue and would like some more information from staff. Mr. Parrish stated that in staff's defense, the issue had just recently arose and staff was unaware that he would be coming to the meeting. Tim D. requested that Mr. Parrish send the flood certification to the electrical inspector, Anthony.

Chairman Reighard announced that we are adjusting the agenda to only have one public input section, which will be at the beginning of the meeting.

## **SUBDIVISION & LAND DEVELOPMENT PLANS**

### **#2023-0002 – MORGAN'S CROSSING LOT 112**

The applicant proposes to subdivide 1.3 acres of land in the southwest corner of the property where townhomes are being proposed and add it to the lands of Union Quarries. The property is located on Petersburg Road, Carlisle (RH District). Brian O. explained that there are no waivers or comments, other than post approval items; and that staff feels it is a pretty simple plan with everything in line for approval.

Ron made a motion to approve the plan, subject to post approval items. Bryan G. seconded, and the vote in favor was 4-0.

## **REPORTS**

### **Emergency Services Report**

Accepted as submitted. Ron added that the burn ban will be lifted on Monday morning if we get the rain that they are calling for.

### **Public Works/Road Report**

Accepted as submitted. Rick asked if the lights at woodcrafters are able to be turned on remotely now. Jarrett replied that they have been capable of that; what Kurt noted on his report was just a replacement.

### **Recreation Report**

Accepted as submitted.

### **Solictior Report**

There was no solicitor report.

### **Engineer Report**

Brian O. explained that the original contract with Michael Baker for the Runway Lighting project did not include construction management. Now that we are starting construction, we have asked them to submit a proposal to complete that work. Work Authorization #4 is to review shop drawings, site visits, answering contractor questions, etc.

Bryan G. made a motion to approve Work Authorization #4 for runway lighting construction administration by Michael Baker in the amount of \$19,245. Shelly seconded, and the vote in favor was 4-0.

Brian O. explained that Work Authorization #5 involves the "design" of the obstruction removal project at the Airport. The existing penetrations into the airspace need to be determined via a survey, and then prepare a bid package for a contractor to remove them, verify removal on FAA's portal, and a categorical exclusion.

Bryan G. made a motion to approve Work Authorization #5 for design of obstruction removal by Michael Baker in the amount of \$45,000. Ron seconded, and the vote in favor was 4-0.

#### **Community Development Report**

Time extensions have been granted for the following plans:

- Boiling Springs Deli Pre/Final Land Development #20220014 – July 28, 2023
- Smith Farm Townhomes Pre/Final Subdivision & Land Development #20220015 – May 25, 2023
- Garden Apartments Conditional Use #20220028 – June 22, 2023
- Heritage Village Conditional Use #20230008 – June 30, 2023

Shelly made a motion to accept the time extensions. Bryan G. seconded, and the vote in favor was 4-0.

#### **Manager Report**

Cory explained that upon Russ Yinger's retirement at the end of April, the Roadmaster position will be vacant. This position was offered to Brian Steigleman, a Public Works employee of twenty years.

Ron made a motion to appoint Brian Steigleman as Roadmaster. Bryan G. seconded, and the vote in favor was 4-0. Rick added that in Russ's absence, Brian S. has stepped up and filled in already.

Cory explained that Resolution #2023-14 will allow an escalator clause for bituminous material to be included as part of the proposal. Ali added that prior to posting this year's road bids, she spoke to Rick Levan from PennDOT; he explained that in order to keep a certain waiver in the bid proposals, we must adopt this resolution.

Ron made a motion to approve Resolution #2023-14. Shelly seconded, and the vote in favor was 4-0.

#### **SUPERVISORS DISCUSSION**

Shelly stated that the school district has began working to balance the budget.

#### **BILLS FOR PAYMENT**

Shelly made a motion to pay the bills. Bryan G. seconded, and the vote in favor was 4-0.

### **ADJOURNMENT**

The Board adjourned to executive session at 6:26 p.m. to discuss personnel, real estate, and litigation.

The Board returned to regular session at 7:25 p.m.

Bryan G. made a motion to adjourn the meeting at 7:26 p.m. Shelly seconded, and the vote in favor was 4-0.

**WITNESS:**

Ali Wood  
Ali M. Wood, Recording Secretary

**SOUTH MIDDLETON TOWNSHIP  
BOARD OF SUPERVISORS:**

Walter G. Reighard  
Walter G. Reighard, Chairman

Shelly L. Capozzi  
Shelly L. Capozzi, Vice Chairperson

Bryan A. Gembusia  
Bryan A. Gembusia, Member

R. Duff Manweiler  
R. Duff Manweiler, Member

Ronald P. Hamilton  
Ronald P. Hamilton, Member