

MINUTES

SOUTH MIDDLETON TOWNSHIP 520 PARK DRIVE BOILING SPRINGS, PA. 17007

SEPTEMBER 30, 2021

PRESENT: BRYAN GEMBUSIA, RICK REIGHARD (absent), RON HAMILTON, (absent) SHELLY CAPOZZI, DUFF MANWEILER – SUPERVISORS, Cory Adams – Manager, Jarrett Sweeney – Assistant Manager, Tim Duerr – Zoning Officer, Brian O’Neill – Engineer, Sandy Quickel – Recording Secretary, Bryan Salzmann – Solicitor, Marie Holland, Doug Gale, Ron Dorshimer, Scott Akens, Steve Feinour, Susan Kutz, Mike Meredith, Chuck Kritschgan, Dustin Shull, John and Sharan Monn, Jimmy Kingsborough, Dave Lutz, Letty McDonough, John Benoit, Tim Yingst, Jim Collins, Cheryl Hale, Linda Larson, Phyllis Zimmerman – “The Sentinel”.

The meeting was called to order at 6:00 p.m. by Chairman Gembusia.

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was led by Chairman Gembusia.

MOMENT OF SILENCE:

A moment of silence was observed.

OPENING ANNOUNCEMENTS:

Chairman Gembusia announced that the meeting is recorded and to turn off cellular phones. He noted that an Executive Session was held from 5:00 to 6:00 pm to discuss real estate, personnel, and litigation.

MINUTES: 09/09/2021 (Regular Meeting):

Shelly made a motion to approve the minutes. Duff seconded, and the vote in favor was 3 to 0.

PUBLIC INPUT:

Doug Gale, Derbyshire Drive, asked if there is a penalty clause if the trash/recycling is not picked up. Bryan G. replied yes and the Township is looking into it.

Ron Dorshimer, Gladwyn Drive, said Waste Management did not pick up for 2 weeks. He said that they are a nationwide company and should be able to pick up every week. Bryan G. said that his mail has not been delivered for a week. He said that the Township will be placing the trash/recycling contract out for bid soon. Mr. Dorshimer asked about the streets in Summerfield. He asked if the Township took dedication of these streets. He said there is a parking issue with cars parking on these streets. Bryan G. said the streets are public streets, but the HOA may have more restrictive rules that they would have to enforce. Mr. Dorshimer asked if the Township can send him something in writing on that issue. Brian O. will send him a letter.

Letty McDonough, Leidigh Drive, commented on the poor signage when Mountain Road was closed – the sign was small and there was no signage near White Rock Acres. She asked for better signage, communication, and to put the information in the newsletter. Bryan G. said this

was a Municipal Authority project, not the Township. Ms. McDonough asked when Bucher Hill Road will be closed and how long it will be closed. Duff said the Township may not know when or how long it will be closed. It is scheduled to be started in late spring of 2022.

Mike Meredith, Park Drive, commented on the proposed park master plan for the proposed park located adjacent to his property (Yellow Breeches Park). Mr. Meredith would like the parking lot to be moved to face the ex-Swisher property instead of his property. He is concerned about noise if the parking lot is built where it is currently shown. He also said that citizens were to have input on the master plan. Cory said that this is a conceptual design and that there has only been one meeting on June 18, 2021. He also pointed out that the gas line in the middle of the property creates other concerns that restricts where certain things can be built. Dustin Shull, Petersburg Road, asked if there will be any future meetings. Duff said that nothing has been scheduled yet. Mr. Shull would like to be contacted for future meetings.

#2020-0034 JJC INVESTMENT PROPERTIES, LLC – Conditional Use Public Hearing:

The hearing was opened. A court stenographer was present and the transcript will be the official record. Due to two Board members being absent, it was decided to postpone the hearing until October 14, 2021. The hearing was closed.

CARLISLE AIRPORT TRANSFER OF OWNERSHIP:

Attorney Salzman stated that the Township had settlement today for the purchase of the Carlisle Airport. Cory thanked the current owners and noted that this has been a four-year process. He thanked many people including Dave Lutz and Jimmy Kingsborough, Brian O’Neill, Marie and Amy (GMS Consulting), several people at Salzman Hughes, Penn DOT’s Bureau of Aviation, Cumberland County Commissioners, R.F. Kimball consultants, F&M Trust, Township staff, and the Board. Mr. Lutz and Mr. Kingsborough presented a plaque to Cory. Bryan G. thanked Township staff for their help with this purchase.

EMERGENCY SERVICES REPORT:

No report was given.

RECREATION REPORT:

No report was given.

PUBLIC WORKS/ROAD REPORT:

The report was accepted, as submitted.

SOLICITOR REPORT:

No report was given.

ENGINEER REPORT:

Regarding Midway Storage (Plan #2011-0009), an as-built survey was submitted for the security release. There was to be screening along the stormwater management basin south of the entrance. Screening was installed to shield the parking lot from the adjacent residential property, as well as the area to the north. However, the screening in this area would only screen the parking lot from Midway Storage itself. Brian O. recommended waiving the requirement to install the screening south of the driveway, and to release the security. Shelly made a motion to

waive installation of screening south of the driveway and to approve the release of security for Midway Storage Lot A (Plan #20110009). Duff seconded, and the vote in favor was 3 to 0.

Shelly made a motion to approve the Stormwater Management O&M Agreement for the Banner of Truth plan (#20210010). Duff seconded, and the vote in favor was 3 to 0.

Brian O. stated that bike lanes were identified along Forge Road as a priority project and the Alternative Transportation Plan. The highest priority area was identified from Karns to Lindsey Road due to the 50 mph speed limit. The project would widen the road by two feet, install additional white lines, add bike lane symbols and, create a buffered bike lane. The requested amount is \$244,522.92 (cost of construction) with the Township paying for pre-construction costs to meet the 20% match requirement. Shelly made a motion to approve Resolution #2021-23 authorizing submission of the Forge Road bike lanes project for Penn DOT TA-Set Aside Grant. Duff seconded, and the vote in favor was 3 to 0.

Lotus Consulting has submitted a proposal to conduct a historic structure inventory in Boiling Springs in the amount of \$29,400. Fifty (50%) percent of the cost of the study is being paid for with a grant from PHMC. Shelly made a motion to approve the proposal from Lotus Consulting for the Boiling Springs Historic Structure inventory in the amount of \$29,400. Duff seconded, and the vote in favor was 3 to 0.

There was discussion regarding a complaint on the sight distance at the Petersburg Road and Old York Road (Rt. 174) intersection. The Township has been trimming the vegetation over the summer to help with the sight distance. There are a few issues. First, the landowner that owns the property has not given approval to allow the slope to be cut back. There is also a utility pole located in the area to be cut since lowering the grade would require the pole to be lowered/moved. Shelly asked how many accidents have occurred at this site. Brian said there were 9 accidents in 20 years. A 4-way stop is warranted if there are five accidents within a 12-month period. Duff noted that Rt. 174 is a state road. The Township will contact the landowner to see if something can be worked out.

COMMUNITY DEVELOPMENT REPORT:

The following time extensions were requested:

- #20170007 Westmooreland until January 14, 2022
- #20210002 Smith Farm Partners, LLC until February 24, 2022
- #20210003 28 Westminster Drive until December 20, 2021
- #20210011 Zenith Apartments until February 24, 2022

Shelly made a motion to approve the time extensions as requested. Duff seconded, and the vote in favor was 3 to 0.

MANAGER REPORT:

With regard to the Carlisle Airport, Jeff Smith, Airport Operations Manager, will be hired by the Township to continue in that position. Shelly made a motion to hire Jeff Smith as the Airport Operations Manager. Duff seconded, and the vote in favor was 3 to 0.

Cory stated that the Township needs to hire a consultant to provide design for future improvements. A Request for Qualifications (RFQ) will be advertised and a committee will

provide recommendations on which firm to hire. It was suggested the following serve on the committee: Bryan Salzman, Brian O'Neill, Bryan Gembusia, and Ron Hamilton. Shelly made a motion to authorize the advertisement of the Consultant RFQs and the above-referenced selection review committee. Duff seconded, and the vote in favor was 3 to 0.

The Township is hiring another Building Inspector (Anthony Bubrowski). Shelly made a motion to hire Anthony Bubrowski as Building Inspector. Duff seconded, and the vote in favor was 3 to 0.

Shelly made a motion to enable the Township Manager to appoint temporary staffing for the Carlisle Airport as the need arises. Duff seconded, and the vote was 3 to 0.

The Township will be purchasing the Appalachian Trail Conservancy building located along the lake. The purchase price is \$135,000. Shelly made a motion to approve the ATC Agreement of Sale. Duff seconded, and the vote in favor was 3 to 0.

The Township will be purchasing the Fair Oaks School at 15 Oak Park Avenue. The purchase price is \$550,000. Shelly made a motion to approve the Fair Oaks School Agreement of Sale. Duff seconded, and the vote in favor was 3 to 0.

Shelly made a motion to approve the 2022 Minimum Municipal Obligation for the Township's retirement plan. Duff seconded, and the vote in favor was 3 to 0.

Shelly made a motion to approve placing the Township's MSW/Recycling Contract out for bid. Duff seconded, and the vote in favor was 3 to 0.

Cory will attend the PSATS Business Conference on October 15, 2021

A letter was received from the PA Historical & Museum Commission listing proposed additions to the National Register of Historic Places. The Appalachian National Scenic Trail is the only property listed that is in the Township.

Staff is preparing the 2022 Budget.

PUBLIC INPUT:

Chuck Kritschgan, Oak Park Avenue, asked what the Township plans are for purchasing the Fair Oaks School. Cory replied that the building will become part of the Parks and Recreation programming and trails can be connected to other trails with this property.

SUPERVISORS DISCUSSION:

There was no discussion.

BILLS FOR PAYMENT:

Shelly made a motion to pay the bills. Duff seconded, and the vote in favor was 3 to 0.

ADJOURNMENT:

Shelly made a motion to adjourn at 7:15 pm. Duff seconded, and the vote in favor was 3 to 0.

WITNESS:

Sandra A. Quickel, Secretary

**SOUTH MIDDLETON TOWNSHIP
BOARD OF SUPERVISORS:**

Bryan A. Gembusia, Chairman

Shelly L. Capozzi, Vice Chairperson

Walter G. Reighard, Member

R. Duff Manweiler, Member

Ronald P. Hamilton, Member