

MINUTES

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

NOVEMBER 10, 2021

PRESENT: BRYAN GEMBUSIA, RICK REIGHARD, DUFF MANWEILER, RON HAMILTON, SHELLY CAPOZZI – SUPERVISORS, Cory Adams – Manager, Jarrett Sweeney – Assistant Manager, Tim Duerr – Zoning Officer, Brian O’Neill – Engineer, Ali Wood – Recording Secretary, Bryan Salzmann – Solicitor, Mike Meredith, Kim Banister, Paul Heishman, Larry Kin, Gary Robinson, David Miller, Doug Gale, Brad Group, Beth Roeder, Krista Wardecker, Tim Berndt, Rich Lewis, B.J. Small, Timothy Scheaffer, Paul Urbanik, Mikki Williams, PJ Heyman, Gene Heyman, Ken Stoltz, Walt Paskey, Kathy Waddell, Bob Waddell, Richard Hilboky, Randy Pentz, Amanda Lynne McKenna, Dallas Bailey, Elaine Engle, Eric Shoemaker, John Newman, Joanie Noble, Jeff Noble, Phyllis Zimmerman (The Sentinel).

Chairman Gembusia called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE:

Chairman Gembusia led the audience in the pledge of allegiance.

MOMENT OF SILENCE:

A moment of silence was observed.

OPENING ANNOUNCEMENTS:

Chairman Gembusia announced that the meeting is recorded and to turn off cell phones. He said there was an Executive Session from 5:00 to 6:00 pm to discuss real estate.

MINUTES: 10/28/21 (Regular Meeting):

Shelly made a motion to approve the minutes. Rick seconded, and the vote in favor was unanimous.

PRESENTATION – CHILDREN’S LAKE DAM PROJECT:

Commissioner Small, Commissioner Lewis, Executive Director Timothy Scheaffer and Chief Engineer Paul Urbanik from the PA Fish & Boat Commission were present to discuss the project. Bryan Salzmann stated that this project is an intergovernmental partnership with the PA Fish & Boat Commission and the Department of General Services. It is now at the point where all permits and approvals have officially been obtained. Timothy Scheaffer thanked the local “Save the Lake” group, elected officials and supervisors for their support throughout this process. Paul Urbanik explained that the permitting for the project began February 2020. The project objectives are to repair the deficiencies (including the insufficient spillways, the sinkhole/settlement that has occurred, and the deteriorated culvert). As well as improve public safety with upgraded sidewalks and improve fishing and boating amenities. The estimated 2.4-2.9 million-dollar project is expected to be in the bid phase in January 2022. It has an estimated start in the Spring of 2022 and an estimated completion in Spring of 2023. Bucher Hill Road will remain closed through the length of the project.

Questions from unidentified people addressed to Tim Scheaffer and Paul Urbanik from the PA Fish & Boat Commission:

- Any thoughts on the run during construction?
 - The road and some parking areas will be closed; however, the run and Appalachian Trail will remain open. There may be some small impact due to water diversions.
- With the current market, how has it affected the funding / supply availability?
 - Estimates have increased, however this was accounted for and the funding / materials are available.
- In past years, if there was an abundance of vegetation growth, the lake would be lowered to kill off the growth. Do they still plan to do this?
 - The lake will remain the same, so if these types of actions are needed, they will be done accordingly.
- How will the project affect down the street on Mill Race?
 - It shouldn't have any effect.
- How will the project affect traffic, more specifically special events like Foundry Day?
 - Traffic control will be in place. Duff also stated that they have already discussed special events and they will be in touch when the time comes.
- Can they touch base on the silt?
 - What they have been seeing is more of a gravel composition than a silt, so they do not have any big plans for removal. They do have plans to remove any buildup/accumulation down by the dam though.
- Previous work around the dam did not have great communication for closures. Township residents recommend improving the communication with better signs and postings.
 - PA Fish & Boat members stated that there will be close coordination with the Township through all parts of the construction. Bryan G. said that the Township will not allow contractors to fail us in communication, including correct postings and signage. Duff also mentioned that the bs.villagers.com website was recently purchased with a goal to use it for better communication.

(BREAK)

PUBLIC INPUT:

Mike Meredith, Park Drive, asked if there have been any discussions or changes to the new park plan on Park Drive. Duff answered that nothing has happened since the last time Mike spoke because the October meeting was cancelled. There will be a meeting next week that he recommended Mike attend.

#2019-0013 KEYSTONE FIELDHOUSE – FINAL LAND DEVELOPMENT:

Randy Pentz and Richard Hilboky were present for this plan. The applicant is proposing construction of a 30,000 square foot addition onto a recreational facility, currently used for indoor baseball training. The property is located at 1561 Holly Pike, Carlisle (C2 District). Mr. Pentz stated that they have received two necessary permits; one being the PennDOT Highway Occupancy Permit related to drainage flow toward Route 34 and the other being the Individual NPDES Permit granted from the Department of Environmental Protection.

Brian O. said he had no comments, just the modifications and post approval items which would be conditioned upon the approval. Rick asked Brian O. clarification on the rec fee, he clarified it will be \$3,000. Rick also clarified if Tim D. was comfortable with the modifications, which he was.

Modifications: Preliminary Plan, Traffic Impact Study, Parking perpendicular to and within 100 feet of a public street shall be screened with a hedge, Islands in existing parking area, Street trees, 1-10 foot landscape buffer within parking areas.

Ron made a motion to approve the Keystone Fieldhouse Final Land Development waivers. Duff seconded, and the vote in favor was unanimous.

Duff made a motion to approve plan #2019-0013, Keystone Fieldhouse Final Land Development subject to post approval and all staff comments. Ron seconded, and the vote in favor was unanimous.

#2021-0021 DONALD G. & KATHLEEN PRATT and AMANDA ZEIDERS – LOT ALTERATION FINAL SUBDIVISION:

This plan was tabled.

SOLICITOR REPORT:

No report was given.

ENGINEER REPORT:

Brian O. is proposing a traffic study to see if a left turn arrow is warranted on Holly Pike at Marsh Drive. HRG gave a proposal, the cost to do the study would be \$2,800. If the left arrow is warranted, the cost to revise the signal permit would be \$2,600. If that was completed, the left turn arrow would be installed by our traffic signal contractor, which Brian estimates would cost around \$5,000.

Cory deferred to the Board due to not knowing the level of traffic in that area. Bryan S. confirmed that the area does stack up often. Tim Berndt, Summerfield, confirmed the roadway doesn't need expanded, it is just the signal and permit approvals to add the turn arrow, to which Brian O. agreed. Brad Group, School Board, added that school buses do also stage in that area. Shelly asked if a cap should be placed on the price of the traffic study. Brian O. stated that the proposal price is already in writing.

Shelly made a motion to approve the proposal from HRG to conduct the study for the left turn phase at Holly Pike and Marsh Drive as outlined. Rick seconded, and the vote in favor was unanimous.

COMMUNITY DEVELOPMENT REPORT:

Ordinance No. 2018-05 provides the sale of bulk parking permits along Logistics Drive for a period of three years. The fee is established by Resolution, and since the three year period is up, we will need to adopt Resolution #2021-24. Rick asked if the fee will stay the same, Tim D. replied yes.

Ron made a motion to approve the Logistics Drive Fee Schedule, Resolution #2021-24. Duff seconded, and the vote in favor was unanimous.

The applicant for Georgetowne Preliminary Plan and Conditional Use, has granted a 90-day time extension to hold the public hearing and to act on the Preliminary Plan and Conditional Use, making the new action date for the Conditional Use and Preliminary Plan March 21, 2022. Tim D. informed the Board that he believes to have a set schedule. Duff requested the dates. Brian O. explained that they plan to proceed to the Planning Commission in December and have the hearing in January.

Duff made a motion to approve the time extension request for Georgetowne, #20200020 and #20200021. Ron seconded, and the vote in favor was 4-1 (Rick opposed).

MANAGER REPORT:

Pursuant to the State's Record Retention Schedule, the Township is looking for approval to destroy unnecessary records/document, specifically 21 boxes of past tape recordings covering the years 1995-2011. Rick made a motion to approve the Record Destruction Resolution, No. 2021-25. Shelly seconded, and the vote in favor was unanimous.

Shelly made a motion to approve the 2022 meeting schedule. Rick seconded, and the vote in favor was unanimous.

Ron made a motion to approve the 2022 holiday schedule. Duff seconded, and the vote in favor was unanimous.

Job descriptions were drafted for two new positions; a civil engineering technician and an airport facility technician. Duff made a motion to approve both of the job descriptions. Ron seconded, and the vote in favor was unanimous.

Waste Management recently conducted an audit on Township residents receiving trash/recycling services at no cost. They plan to reach out to 260 residencies to inform them of setting up services as well as back bill them for past services. Duff communicated to make it clear that the Township had no parts of the audit. Bryan Gembusia also mentioned that it will be entirely up to Waste Management to prove that services were actually completed during the back billed period. Amanda Lynne McKenna, Front Street, stated that she recently moved to the Township and had issues when trying to switch over her trash/recycling services. Ali Wood (Recycling Coordinator) will gather her information and reach out to Waste Management.

Last Monday, November 1st was the kickoff event at the Carlisle Airport. Cory wanted to again thank everyone who helped to make the event successful.

The proposed 2022 Budget will be presented at the next meeting, Tuesday, November 23rd.

PUBLIC INPUT:

There was no public input.

SUPERVISOR’S DISCUSSION:

Duff questioned when to continue the Budget review meeting. Rick, Jarrett and Cory agreed to continue early next week.

Shelly mentioned that in January, there will be 4 new school board members.

BILLS FOR PAYMENT:

Rick made a motion to pay the bills. Shelly seconded, and the vote in favor was unanimous.

ADJOURNMENT:

Shelly made a motion to adjourn the meeting at 7:20 pm. Rick seconded, and the vote in favor was unanimous.

ATTEST:

**SOUTH MIDDLETON TOWNSHIP
BOARD OF SUPERVISORS:**

Sandra A. Quickel, Secretary

Bryan A Gembusia, Chairman

Shelly L. Capozzi, Vice Chairwoman

Walter G. Reighard, Member

R. Duff Manweiler, Member

Ronald P. Hamilton, Member