

EAST PENNSBORO TOWNSHIP
BOARD OF COMMISSIONERS
NOVEMBER 20, 2019

Regular Meeting

7:30 p.m.

A Regular Meeting of the East Pennsboro Township Board of Commissioners was held on Wednesday, November 20, 2019, at 7:30 p.m. at the Community and Municipal Center, 98 S. Enola Drive, Enola, Pennsylvania.

Those present were: Commissioners – John Kuntzelman, President; George Tyson, Vice President; Kristy Magaro, Charley Gelb and Raymond “Skip” Magaro; John Pietropaoli, Township Manager; Lisa M. Coyne, Esquire, Township Solicitor; John B. Owen, Assistant Township Manager; Jared Hockenberry, Township Engineer; Dearan Quigley, Housing & Community Development; Ed Myers, WWTP; and Erik Owen, Fire Marshal.

I. CALL TO ORDER

President Kuntzelman called the meeting to order at 7:30 p.m. A moment of silent meditation was observed remembering Dottie Hall, wife of former Commissioner and now County Coroner Charley Hall, who passed away suddenly, and former employee Lester Hammaker, who passed away recently, followed by the Pledge of Allegiance to the Flag.

II. EXECUTIVE SESSION

President Kuntzleman noted the board met from 6:30 p.m. to 7:00 p.m. in executive session for personnel matters with no action taken.

III. PRESENTATION

Mr. Ron Secary, of Snyder, Secary & Associates, presented the sketch plan for the Hempt Tract. The property consists of 100 acres on the north side of East Penn Drive, bordered by Adams-Ricci Park to the west, the Highmark property, and the Conodoquinnet Creek. All 100 acres are in the Office Apartment (OA) Zone. The plan incorporates three access points that already exist at the site. The development scheme shows a multifamily apartment complex of approximately 250 units, in the central portion of the site 80 units of a 55+ residential single-family complex, which would encompass the first phase. The second phase includes medical office/retail. The Township Zoning Ordinance does not have anything specific for 55+ residential housing, and they are meeting with staff to develop a text amendment that would allow that in an OA zone. All public utilities are accessible to the site except for extension of sewer and water. The back side towards the creek buffering to the arboretum will be undeveloped. Incorporated in the 55+ section would be a 1-mile recreation trail system, a club house, and will incorporate transit-oriented features such as a bus stop. Mr. Tyson noted 55+ is something the township should consider. Retail would include maybe a restaurant or neighborhood services.

The board then reviewed the two proposed budgets, one with no increase and one with a slight increase of .2 mills. Included in the budget is a line for a partial or split employee to help with the increased billing duties for the new MS4 stormwater fees. The Commissioners requested to have the position of a full-time Township Engineer put back in, split between the Sewer, General, and Stormwater budgets.

Mr. Tyson noted regarding the Fire Fund, he believes it is premature to jump to a .06 mill tax increase. He believes plans need to be more concrete before he feels comfortable with such an increase.

IV. BUSINESS FROM THE FLOOR

Mr. Dale Crossland, 627 Mountain Road, addressed the board regarding the fire budget. He suggested it is nice that the board is taking care of the assistant chief or two chiefs, but implored the board to consider all volunteer firefighters and work on some small stipend for what they do as volunteers. He noted if the township had a fully paid fire department, it would cost a lot more.

Mr. William Brougher, Northeast Fire and Rescue, informed the board that the old Citizens Firehouse retaining wall is up. December 1, Santa coming to Summerdale at 6 p.m. December 14, the company will be going around to the old Company 18 district area, Enola proper. The following Sunday, they will be going to the old Company 20 area. President Kuntzelman thanked Mr. Brougher, Mr. Crossland, and all the volunteers for their service to the township.

Mr. Paul Hartman, 130 Lancaster Avenue, addressed the board regarding the budget. He stated he is not always in favor of tax increases, but the proposed tax increase of \$26 per 100,000.00, is minimal for what the township has to supply for township services and he believes is well worth the additional increase.

Commissioner Skip Magaro stated there is a lot of nonfat in the budget, and the ambulance and fire companies want to build a building and purchase vehicles, but he noted everyone must watch their bottom line and perhaps put off purchasing vehicles or building renovations. He asked all departments and services to the township to put any spending on a moratorium, as it is still spending taxpayers' money. He asked every department to please consider any spending as coming from the taxpayers before contemplating any expenditure. Mr. William Brougher stated he understands that and noted that consideration is foremost anytime Northeast Fire and Rescue has a project. He further noted the money for the next chief's vehicle came out of their fund drive marked for vehicle replacement. They will recoup the money from the State grant next year and the vehicle will be paid free and clear. Commissioner Skip Magaro asked they all do what they can to tighten their belts, as the board and all departments must.

Mr. Tyson noted the board needs to have money for a retention plan, which it currently does not have. The board will work diligently on putting a plan together so that every party is on the same page and there is a very clear definition of where funds are going.

V. ITEMS FOR DISCUSSION AND APPROVAL

MOTION to direct the Township Solicitor to prepare the advertisement of the Public Hearing and Intent to Enact for the proposed Zoning Text Amendment to add beverage production uses to the OA - Office Apartment, CL - Commercial Limited, CG - Commercial General, and IP - Industrial Park Zoning Districts, public hearing to be held on December 18, 2019, at 7:00 p.m., was made by Ms. Magaro, seconded by Mr. Tyson, and was carried by a unanimous aye vote.

MOTION to approve Resolution no. 2019-18 of East Pennsboro Township, Cumberland County, transferring the township's stormwater system to the East Pennsboro Township Authority and authorizing a Management Agreement with the Authority relating to the stormwater system, authorizing entry into the Township Collateral Assignment and to then execute the Assignment and Loan Modification relative to the Assignment, was made by Ms. Magaro, seconded by Mr. Skip Magaro, and was carried by a unanimous aye vote.

MOTION to approve the release of the 2019 Fire Department Capital Improvement Fund contributions pending copies of receipts for costs incurred, was made by Mr. Tyson, seconded by Mr. Skip Magaro, and was carried by a unanimous aye vote.

MOTION to direct the Township Solicitor to advertise the 2020 budget for public inspection at a rate of 1.3 mills, was made by Ms. Magaro, seconded by Mr. Tyson, and was carried by a unanimous aye vote.

Ms. Magaro stated she was in favor of a slight increase for the General Fund budget to 1.3 mills, which amounts to \$26 per \$100,000.00, which would help get a lot of roads fixed and with recurring maintenance for the township, but she is not in favor this year of an increase to the Fire Fund, since the new stormwater fund will also present an additional expense for taxpayers next year. She noted the board can look at an increase to the Fire Fund next year.

MOTION directing the Township Solicitor to draft and advertise a tax ordinance which reflects the budget for possible adoption at the December 18, 2019, meeting, was made by Mr. Tyson, seconded by Ms. Magaro, and was carried by a unanimous aye vote.

VI. NEW BUSINESS

Mr. Pietropaoli needs a Commissioner to sit in on a meeting with the school district during working hours on their property development plan.

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Ms. Magaro stated Courtney Gossert will be having the Jason Gossert Memorial Christmas Train to help out families who cannot afford Christmas. She is requesting gift certificates, presents, or she can provide you with Christmas presents you can buy that she will give to families who cannot afford to celebrate Christmas.

MOTION to adjourn the meeting at 8:50 p.m., was made by Ms. Magaro, seconded by Mr. Tyson, and was carried by a unanimous aye vote.