CALL TO ORDER

President Martin called the February 2, 2022, Board of Commissioners regular meeting to order at 6:31 p.m. A moment of silence was observed, and the Pledge of Allegiance was recited by all. Roll Call was taken by Mr. Fraser.

PRESIDENT’S ANNOUNCEMENTS

President Martin noted that Public Works employee, Randy Hornberger, suffered a heart attack and asked that we remember him in our thoughts.

President Martin read a letter from C.S. Davidson, Inc., expressing thanks for reappointing them as the Township’s Engineer for 2022.

CONSIDERATION/APPROVAL OF BOARD OF COMMISSIONERS MEETING MINUTES

President Martin asked for any comments or corrections to the Minutes of the January 3, 2022 Board of Commissioners meeting. There were none and Commissioner Cochran made a MOTION to approve the Minutes of the January 3, 2022 Board of Commissioners meeting, SECONDED by Commissioner Anderson. The motion carried unanimously.

PRESIDENT’S RECOGNITION OF VISITORS

There were no visitors signed in to speak on items not already on the agenda.

CONSENT AGENDA

Commissioner Cochran made a MOTION to approve the Consent Agenda as follows, SECONDED by Commissioner Anderson:

Consideration/Action to reduce the financial security for Winding Hills, Stage 2, Lot G, UAT File #12-10-31
Consideration/Action to reduce the financial security for Winding Hills, Stage 5, Lots 325-360, UAT File #17-03-01B

Consideration/Action to reduce the financial security for Winding Hills, Stage 5, Lots 361-395, UAT File #18-05-01C

Consideration/Action to reduce the financial security for Winding Hills, Stage 7, Section II, UAT File #21-03-01

The motion carried unanimously.

President Martin asked if there were any questions or discussion. Commission Walter stated that at the Planning Commission meeting on Monday night, they noted it been 24 years working with Winding Hills.

PUBLIC SAFETY COMMITTEE

POLICE DEPARTMENT UPDATE

Chief Parsons shared that in the last report it stated that they investigated 103 abuse cases from ChildLine. Six years ago, there were 17 of them. They did investigations but that does not necessarily mean it meant a conviction. Sadly, the curve on that is rising.

Chief Parsons shared they are getting more calls regarding scam artists. They put information on their website about how to prevent being a victim. Commissioner Cochran shared that he knows of a woman in our township that has a grandfather on the West Coast. The grandfather received a call supposedly from the Upper Allen Township Police saying that his granddaughter was in an unfortunate situation. Over a week, he sent these people tens of thousands of dollars. Chief Parson said the website has information on types of scams and what to be on the lookout for.

Chief Parsons said that there are parking challenges on S. Market Street with tractor trailers. He spoke to Allen Distribution, and they do not want them parking in their lots due to disposing of trash. They can only be there for loading and unloading. Chief Parsons spoke to Mr. Fraser about getting additional parking restrictions on S. Market Street and Cumberland Parkway.

Commissioner Cochran shared that the Dunkin’ Donuts is open, and the lines are shorter at Starbucks now. Commissioner Cochran now sees cabs parking on Cumberland Parkway in front of Dunkin’ Donuts, and semis parking northbound on this side of the road on Market. It is an unfortunate situation that we are going to have to expand parking. President Martin asked if there are proposals for more signage. Mr. Fraser, stated that TRG needs to do a study, pending the Board of Commissioners wanting to go through with that. The price for that will be around two to three thousand. President Martin stated that the report should include S. Market Street, Cumberland Parkway and ramps on S. Market Street going north bound and south bound on those. He reports them periodically. He sees trucks at that intersection and at Lisburn where the trucks are on the shoulder with lights completely out. Commissioner Anderson noted that it is bad if Allen
Distribution does not want their own trucks to park there. President Martin said that they are not Allen Distribution trucks.

Commissioner Cochran said that we have graphs of accidents in the Township, and he shared some of that information online. He asked Chief Parsons if we can put that online with pins on the map. Commissioner Cochran was surprised to see the highest number of accidents were on S. Market Street. The highest causes of accidents were due to careless drivers, negligence and cell phones. Just so we know where we need to be extra alert, if we are already keeping the stats, we could maybe have a traffic section. Chief Parsons said we can do a map with pinpoints on an annual basis. President Martin is supportive of the chart but does not want it to be something that takes a lot of time and if you are missing something, you will get criticism. Chief Parson said that he appreciated that. He was looking at the data over last three years and most crashes are on North and South Rt. 15 and S. Market Street. Commissioner Cochran said he saw the report broke down time slots. He would have thought nighttime was the worst time for accidents, but it is morning and afternoon rush hour. The worst days for accidents were Mondays and Wednesdays. He would have thought it would be Fridays after work.

FIRE DEPARTMENT UPDATE

Chief Shumberger shared that Township staff was very instrumental in getting a $15,000 PEMA grant for their light tower. We can put it up in under a minute and it is just like daylight. We can protect our members and see what we are doing. He thanked the staff for making that happen. Commissioner Cochran asked if it is new or a replacement. Chief Shumberger responded that it is a replacement. It is LED so it is brighter, has different angles, and goes up and down. President Martin and Commissioner Cochran thanked Assistant Township Manager, Kelly Palmer, for her work.

Chief Shumberger spoke about the COG grant. They met with Scott Rhyno who is going to head that up. It is a recruitment and retention grant totaling $2.3 million. They will do a lot of social media, tv ads and billboards to try to get people in. It will help us to pay to get them trained and outfitted. If they stick around there is money towards college education and there is life insurance for members. This is a four-year grant. Hopefully, after four years we will re-up it and Jerry Ozag is already working on that. President Martin said that the grant was administered by the Capital Region Council of Governments and included 21 volunteer fire companies from Cumberland, Dauphin, Perry and maybe Lebanon. It is a great opportunity to help get money to local fire departments. As an all-volunteer fire company, they do a phenomenal job. It comes at the expense of sleep, family and work time. We are very fortunate. Anything we can do to make their life easier is well work it. Chief Shumberger said that in the Spring, all 21 departments will go to HACC for a kick-off with the media being invited.

We are beating last year’s calls for January.

PLANNING AND ZONING COMMITTEE

ZONING HEARING BOARD HEARINGS FOR FEBRUARY 10

Minutes of the BOC Meeting – February 2, 2022
Property Owner at 24 East Winding Hill Road is seeking a Special Exception for an Accessory Apartment.

Ms. Boyer shared that there is a Zoning Hearing Board meeting this Thursday, February 10th at 6 p.m. and that the above Special Exception will be mentioned. There is a space above the garage they would like to use as an apartment which is permitted by special exception assuming they meet other criteria. Commissioner Cochran asked if there will be an additional entrance onto Winding Hill and Ms. Boyer said no, just the main drive. Vice President Martin asked if it was a new structure and Ms. Boyer said no, they have been doing renovations over the past couple of years and according to Mr. Welt, the property owner may be looking to sell the property and potentially increase the profit, but we are not 100% sure. There was a space above that maybe one of the prior owners used as an apartment at one time, and the current owner uses it as a rec room for his kids. We do not know if it was used illegally as an apartment by the prior owner. The current owner wants to do things legally. Vice President Castranio asked Mr. Cupp if the owners would need to have a separate sewer or pay another tapping fee? Mr. Cupp replied that technically it would require another tapping fee and additional sewer rent if it is a separate unit. Vice President Castranio asked Mr. Cupp if they need a separate lateral. Mr. Cupp said they would not. Commissioner Walter asked Mr. Cupp if the property was already hooked into that lateral or not. Mr. Cupp said not as far as he knows and that we have other properties in the Township that have common laterals when there is more than one structure on the property. Vice President Castranio asked if it was hooked into that lateral. Mr. Cupp said not that he is aware of and that to the best of his knowledge, we have never been called out to inspect another connection to that building in the back. It sits back behind the property and to the right. President Martin suggested that should the property owner be granted the special exception that they would need to know that they must have another sewer service. Ms. Boyer said she would make sure the property owners know.

**HARB CASES SCHEDULED FOR JANUARY 18**

There are no cases scheduled

**PUBLIC IMPROVEMENTS COMMITTEE**

**CONSIDERATION/APPROVAL TO REDUCE FINANCIAL SECURITY IN ACCORDANCE WITH THE AMENDMENT TO SECTION 509 OF THE PA MUNICIPALITIES PLANNING CODE**

On December 22, 2021, Act 97 of 2021 was signed into law. The law takes effect on February 20, 2022. The Act amends three sections of 509 of the PA Municipalities Planning Code (PA MPC). There is only one amendment that will affect how the Township handles financial securities.

In summary, the following change is being made:

1. MPC Section 509(j). This section permits developers to ask for reductions or releases of securities as improvements are completed. The last sentence of the paragraph states, “The governing body may, prior to final release at the time of completion and certification by its
engineer, retain 10% of the original amount of the posted financial security for of the aforesaid improvements.”

The new sentence will read, “The governing body may, prior to final release at the time of completion and certification by its engineer, retain 10% of the estimated cost of the remaining improvements.”

The Township currently retains 10% of the original cost amount of improvements when financial security reductions are requested. As of February 20th, the Township can only retain 10% of the cost of the remaining improvements. The amendment will not only significantly reduce the amount of money retained, but it is also expected to make the accuracy of the construction estimates even more critical.

By way of example, a developer’s estimated cost of construction for a project is $456,000. The developer is required to secure 110% of the improvements, for a total of $501,600. Over the course of the project, the developer receives multiple reductions for completed improvements. Their most recent reduction shows only $4,000 worth of improvements remain to be completed. The Township currently requires 100% of the remaining improvements plus 10% of the original cost of improvements to be held, for a total security amount of $49,600. Under the new law, we can only require 10% of the remaining improvements be held, or $4,400.00 ($4,000 remaining plus 10%). This is a difference of $45,200, and by amendment of Section 509, the developer would be entitled to receive this money.

Per Section 509(j) of the PA MPC, developers must request, in writing, a release of any funds. The governing body has a certain amount of time to which it must take action to authorize the release of any funds. Most financial institutions will release money back to the developer only after they’ve received a letter from the municipality stating action was taken to authorize the release of the funds.

The Township is holding more than 50 different financial securities for active projects, most of which include 10% of the cost of the original improvements. Staff is requesting the Board of Commissioners to authorize the reduction of securities in accordance with the amendment to Section 509(j) of the PA MPC. This would allow staff to provide letters to developers, upon written request, stating the reduction was authorized. The developer could then provide this letter to their financial institutions and receive their money. However, should a developer desire to have additional funds release because they have completed certain improvements, then their request would go through the full review process.

Ms. Boyer said it is more of a check and balance system. It is a big savings when you get towards the end of a project. Commissioner Cochran asked if this is retroactive. The answer was yes. Ms. Boyer said we do not have to make any ordinance revisions; it is just now our policy and procedures are changing. Commissioner Cochran said we should make sure we know the value of what remains. Vice President Castranio said that it allows us to increase it yearly by 10%. If something was done 10 years ago with a bond, and they have not built it yet, we are permitted to increase that amount by 10% per year. Ms. Boyer said that is something we may have to look at as some projects take multiple years to complete. Ms. Boyer said with C.S. Davidson onboard, the spreadsheets that you see are very detailed. They are going out and calling Jason and me. They are asking questions,
taking pictures. They go out and look at every little thing that is on that list. It was not always done at such a high level as what it has been since C.S. Davidson came on board. Mr. Reichard said that procedurally it does not change anything for us. It is more of a luxury to hold the additional 10% the whole way to the end and that it will be good. Vice President Castranio said it clears up the math, holding 10% of the original amount. He said it was always very confusing as it was 10% of the original amount and not 10% of what was left.

Vice President Castranio made a MOTION to authorize a reduction in the amount of financial security being held for improvements not yet deemed complete as of February 2, 2022 by the amendment to Section 509(j) of the PA MPC. SECONDED by Commissioner Cochran. Motion carried unanimously.

MOVE TO AUTHORIZE THE APPROPRIATE TOWNSHIP PERSONNEL TO EXECUTE THE AGREEMENT FOR PRELIMINARY ENGINEERING SERVICES WITH NORFOLK SOUTHERN RAILWAY COMPANY FOR A COST NOT TO EXCEED $16,585.00

The Township is working with Hertzler Road Associates, Developer for Autumn Chase, this year to complete road widening and reconstruction of Hertzler Road. Much of the road improvements will take place between Mt. Allen Drive and Klinedinst Road. Portions of the road improvements will be completed by the Developer as part of their Developer’s Agreement with the Township. The remaining portions will be the responsibility of the Township. Per the Developer’s Agreement, the Township is responsible for obtaining the necessary permits.

Improvements to Hertzler Road will extend under and around the railroad bridge; therefore, the Norfolk Southern Railway Company (NSR) must review and approve the design work. The NSR has provided us with a Preliminary Engineering Agreement regarding the proposed widening of Hertzler Road. The agreement outlines the scope of work and estimated cost estimate. This estimate is only for the review of the engineer’s design work on Hertzler Road and must be executed before NSR will conduct any reviews. Once the design plans are approved by NSR, there will need to be a Construction Agreement between NSR and the Township to cover construction of this project.

Ms. Boyer reached out to Norfolk and the number is really an estimate. They will only bill us for the work performed, not the full $16,580 amount. The labor cost is strictly for Norfolk Southern employees. They also contract out due to volume of work. It appears that they tend to contract out on almost every item. We could see charges. Time in which to complete it and the hours charged depends on their current workload and consulting engineers following our process. Commissioner Cochran asked if this was going to be paid by us or the developer. Ms. Boyer said per the Developer Agreement with Autumn Chase that we would secure these permits and pay these fees. President Martin asked if they gave us a ceiling? Ms. Boyer said they average 40 hours for any given project and ours may only take two.

Vice President Castranio made a MOTION to authorize the appropriate Township personnel to execute the Agreement for Preliminary Engineering Services with Norfolk Southern Railway Company for a cost not to exceed $16,585.00. SECONDED by Commissioner Anderson. Motion carried unanimously.

CONSIDERATION/APPROVAL OF RESOLUTION TO ACCEPT STREETS IN WITNEY RIDGE PHASE 2
On October 21, 2020, Mr. Hugh Simpson (Developer) met with the PI Committee to see if the Township would be willing to take over the remaining streets in Witney Ridge. The streets known as Ascott Way, Chiltern Way, and a portion of Ellesmere Lane were paved in 2014. On November 4, 2020, the Board of Commissioners authorized staff to proceed forward with the street dedication process. The Commissioners also waived the requirement that the Developer must provide maintenance security in the amount of 15% of the construction costs for 18 months.

Since October 2020, staff have been working with the Developer to receive all required information. To date, staff have everything needed except the final signed and sealed as-built plan. The as-built plan is forthcoming subject to a final note related to sanitary sewers.

We have inspected the streets and associated facilities and have determined that they have been installed in accordance with the approved plans and the Township specifications. The Public Works Department has also inspected the facilities.

The Township Solicitor and staff have reviewed the Deeds of Dedication and found them to be acceptable. Therefore, the Township is in a position to accept the streets.

Ms. Boyer said that the Township just sent an escrow statement for review fees that went out last week or late the week prior. They have 90 days to contest, otherwise the escrow fee would need to be paid. That is the only thing remaining. Commissioner Castranio asked if we need escrow to be paid before accepted. Ms. Boyer said it is not necessary with the caveat that we do not record the document. Vice President Castranio asked Mr. Reichard if we have this on our roadway improvement plan with these streets? Mr. Reichard said he believes we do. He just recently went through everything and things were matching up really well.

Commissioner Cochran made a MOTION to adopt Resolution # 1066 accepting Ascott Way, Chiltern Way, and a portion of Ellesmere Lane and authorize the proper Township officials to execute the deed upon receipt of the signed and sealed as-built plan sets and not to record the documents until the escrow is taken care of. SECONDED by Commissioner Anderson. Motion carried unanimously.

SANITARY SEWER SYSTEM

DISCUSSION ON GRANTHAM WWTP SLUDGE DEWATERING AND MISCELLANEOUS IMPROVEMENT PROJECTS

Mr. Cupp, Sewer Department Director, presented an overview of the project. As part of the Sewer Department’s long range planning replacement of the aging Envirodyn sludge dewatering belt filter press, it has been included in the 2022 budget. This equipment has been in service over 30 years and has exceeded its expected service life. Staff explored and evaluated the various available technologies for sludge dewatering, which included BFPs, Centrifuges and Screw Presses. BFPs are labor intensive as they must be monitored and cleaned frequently. Centrifuges, drier sludge are not labor intensive, buy they involve a large capital investment, have high-speed moving parts, high electricity usage, parts are expensive, and often not readily available. Screw presses operate with
minimal attention, low speed, minimal maintenance and parts are readily available. Staff decided that it was in our best interest to pursue a screw type press. A pilot test was conducted at the WWTP with a PW Tech portable screw press unit and a PWT unit was observed in operation at Mechanicsburg. Site visits were also made to Gregg Township (BDP) and Antrim Township (Huber). Phone calls were made to other municipalities as well for their input. Staff was most impressed with the BDP press due to its rugged construction, performance and positive reviews. At Gregg Township, the Township learned about their experience of procurement and installation through CoStars utilizing Kappe Associates, an equipment supplier acting as a turnkey provider for equipment, demo & installation and startup. It was discussed at a BOC Budget Meeting and the Board expressed their interest. The Solicitor was contacted and could find no legal challenges to this process. We will be making any other necessary upgrades to the plant also recommended by the Board at the Budget meeting. November 10th, we had an on-site meeting with representatives of Kappe Associates and staff to discuss how they envisioned the project would proceed utilizing the CoStars program for the dewatering upgrade work while simultaneously performing bid work for other improvements. On January 25th, an on-site meeting was held with representatives of Kappe Associates, BDP, GHD and staff to discuss the various project components, separation of responsibilities, project coordination and scheduling.

President Martin asked if the general contractor was already chosen. Mr. Cupp said they would like to use PSI. Vice President Castranio stated that they are on the CoStars list. Mr. Cupp said they would like to use the same contractor for both needs. The estimated overall cost is $2 million. Moving forward GHD will have a design and permitting proposal at their next meeting. Kappe Associates will have a proposal to furnish, install and startup sludge handling related equipment through CoStars.

Project Schedule
- March 2022- GHD design (detailed drawings) begins
- At 30% design GHD can submit application for Part II Permit to DEP
- July 2022- sign Kappe purchase order for major equipment (9 mo. for press)
- October 2022- advertise for bids for miscellaneous improvements
- December 2022- contractor mobilization
- January 2023- construction of miscellaneous improvements begins
- March 2023- sludge dewatering equipment installation

Vice President Castranio asked Mr. Cupp what is the benefit in his opinion in doing the CoStars? It looks like there would be a lot of finger pointing if stuff is not scheduled. Are we saving a lot of money just having GHD and bidding the whole thing at once? Mr. Cupp said there was a lot of discussion on that. We are relying on other municipalities who have done this through process through CoStars. It is a very smooth process because they come in and tear out the old equipment, bring in the new and install it. They work with all the subs and different manufacturers, so we kind of want to keep that separate. Would there be a huge cost savings? It is hard to really determine that. If you talk to Gregg Township, they think that they had huge savings. Their entire project cost was $800,000. They did just a sludge upgrade only. Commissioner Cochran asked if what we are hoping to do is take some of the risk out if we use CoStars? Let’s stick with the proven teamwork here rather than go out to bid. We take a low bid and we get stuck. The plant will be down for a
period of time so we will have wet sludge that we need to get rid of which is very expensive, so we want that to be the minimum amount of time as possible. This seems to be the safest path, he does not know if we could say it is the least expensive, but it does not seem to be more expensive. It seems to be a proven kind of thing. President Martin said we worked with CoStar on other purchases. It is a valid question, with your contacts and engineer experiences. For instance, when you have a prevailing wage project over a non, you just add 30% to the project. It would seem to me that you would be able to get a good estimate to answer Vice President Castranio’s question. Mr. Cupp said he could talk to our engineer and was sure they can come up with some figures comparing one method to the other.

Mr. Cupp did a PowerPoint presentation showing what would be replaced, including the following: Current Envirodine belt filter press, conveyer system and roll off container, control panel, polymer feed system, piping for utility water system, blowers for digesters, air compressor, rubber roofing, lighting and heating and waste active sledge valves.

Commissioner Anderson asked if it is going to change our ability to hold more sewage going through. Mr. Cupp said that most likely not too much, but it will somewhat. The percent solids reduction will have some moderate change. It is going to be much less labor and electricity to operate it. Commissioner Cochran said that we cannot buy parts for older units and have been living on borrowed time. President Martin said he hopes we can get it through in time and he thanked Mr. Cupp for the presentation. Commissioner Cochran said we have enough money in the sewer reserve fund to pay for this and that sewer rates have not increased in forever. Commissioner Cochran said we have a bond dropping off in 2024 and then finances in the sewer department will loosen up further. Commissioner Anderson shared that the Township owns part of the Lower Allen plant, and we must feed into the running of that. We own 1/3 of that for our sewage.

**DISCUSSION ON WITNEY RIDGE PRD LOW PERSURE SEWER SYSTEM**

At the January 27, 2022 Sewer Advisory Board meeting action was taken recommending that the Township not accept the low pressure sanitary sewer system extending along Windrush Lane in Witney Ridge in its present condition. It has been determined that a lack of information exists with respect to the location of the low-pressure sewer mains, low pressure service lines and shut-off valves on Windrush Lane, outside of the street rights-of-way. No as-built drawings for these facilities were ever provided to the Township and no plats, legal descriptions, or easement agreements were ever presented for the 10’ easement shown on the recorded plans. In addition, there are no notations on the plans that specifically state that this easement (outside of the street rights-of-way and on private lots) was intended to be a Township easement.

Construction of the sanitary sewer system in Witney Ridge occurred in the year 2000. Installation of service lines on Windrush Lane began in the year 2003. Since that time, numerous trees, bushes, plantings and landscaping exist over top of and along the full extent of the low-pressure sewer mains located on the properties on the south side of Windrush Lane. As noted on the recorded Witney Ridge PDR, Phase 1 plans, “All easements shown hereon shall be kept free of all structures, fill and other encroachments. Nothing shall be placed, planted, set or put within the area of an easement that would adversely affect the function of the easement or conflict with the easement agreement.”
For the reasons stated above, it is the Township’s position that the low-pressure sewer located just outside of the Township street right-of-way along Windrush Lane should not be accepted by or dedicated to the Township, and that the Township should not assume ownership or maintenance of these lines.

Commissioner Cochran asked if they wanted to dedicate lines. Mr. Cupp said they were never officially dedicated. The owner is willing to follow through to get it dedicated, but he fully understands our situation with the low-pressure sewer and that will not be part of dedication. Vice President Castranio asked if we maintain the low-pressure force main in Trindle Station and in Ford Farm and Mr. Cupp said yes. Commissioner Cochran stated that he is not sure how you do an as-built on a sewer line that is in the ground and not know that has been covered over. He asked how we will ever accept an as-built at this point in time unless they went through and trenched it. At the Sewer Advisory Board, you said we have no idea what kind of pipe is used. It is probably two inch which is small. There are 19 homeowners that have no idea this has happened to them. They think they are on public sewer. Most of us have a lateral from our home out to the main. These people also have responsibility for a main. He does not think any of them knew when they purchased their homes. He thinks we should be in the room when people are told why we are not accepting it, so it is not conveyed improperly. He thinks we should find out what they have to do for us to accept them. In the 90’s they offered an easement and we never accepted it. We did not have a sewer department at that time and there is no one around now who knows how we ended up with this. President Martin said the Developer must not have been very proactive in getting it done. Commissioner Cochran said without a doubt and that we have had a number of issues with this Developer. Somehow the Homeowners Association or the residents have to take responsibility for the main if we do not. He said it is up to them to solve but asked what would it take for us to take responsibility for it unless we are not interested in it at all, no matter what they do. Commissioner Walter asked if we should wait to make a suggested motion until after a resident meeting. Mr. Cupp showed a video walking down the curb line and you could see trees and bushes. Commissioner Walter said it affects all 19 driveways. Vice President Castranio asked if we knew where it was right now. Mr. Cupp said he used dividing wires and every place that he checked along the street, he got an indication that low pressure lines or some utility is 12 ft off the curb, and he suspects it is the low pressure main. It falls dead on with all these trees and so forth. To verify – you would need to excavate, ripping out trees to find where the line is located. Commissioner Cochran said that we had proposed putting sidewalks in and the neighborhood said no. We left the deferral in place and never put sidewalks in. President Martin asked if anyone checked with Kinsey construction to see if they have records that were never turned over. Mr. Cupp said yes and they could not come up with anything - normally they give us red line drawings and they did not. President Martin said that we need to be attentive and open and try to help residents out of jam, but we should not take responsibility for it. Vice President Castranio said he thinks we should research deeds and documents to see if it maybe said they are to remain private. If we do take over, we need to come up with a game plan. Commissioner Cochran said it may be that we grant an easement, but if there is revitalization, it is up to them. We may remove landscaping, but we are not going to go back and landscape. If I were one of the owners, I would want the Homeowners Association to help me out. President Martin asked Mr. Cupp, Mr. Feinour and Ms. Boyer to do some research. He is not sure we are interested in a 40 ft right-of-way easement. Commissioner Cochran said we need to be in the room when conversation is had. It is not a shortcoming on the Township’s part. He asked if we can ask Developers to put it on deeds so that owners are aware. Commissioner Anderson said we talked.
about putting some of those things on deed for others. President Martin said that the Sewer Advisory Board does not recommend us accepting sewer. He wants to continue to do some research and put some kind of forum together. Commissioner Cochran said it would be good if we could get plans so we can actually see where they are at so we do not have to dig. President Martin said that the meeting needs to be scripted.

ADMINISTRATION COMMITTEE

CONSIDERATION/APPROVAL TO AWARD CONTRACT FOR LONG-RANGE FACILITIES PLAN

As Upper Allen Township facility assets increase, there is a benefit in creating and implementing a Long-Range Facilities Plan (LRFP). The LRFP will advise on proactive maintenance and assist in strategic planning of municipal facility projects in an orderly and considered fashion. The approved 2022 Budget Line Item 30-409-705 includes $50,000 in funding for this comprehensive project. He noted that we have a long-range plan for replacement of vehicles, and we want to do something similar with our facilities. He said we would like to have a cap replacement plan to anticipate needs and set money aside for them.

In November of 2021, Upper Allen Township received three proposals from qualified architectural firms to complete an LRFP. All three proposals have been reviewed and each firm has been interviewed. The Board is now in a position to select and engage a vendor to complete the LRFP.

Vice President Castranio gave his summary of the three. He felt that McKissick tried to sell us on more than we were asking. Crabtree, Rohrbaugh and Associates had a nice approach. They were going to look at our facilities but not in detail. EI Associates were going to look at every detail. He thought in his opinion, if we are going to do this, we would need to know the detail of each asset.

Commissioner Walter said he reinforces what Vice President Castranio said. He liked the detail of EI.

President Martin did not think McKissick even addressed the Request for Proposal. Crabtree, Rohrbaugh and Associates had a good start, but they did not identify their professional structural mechanical engineer and they were positioning themselves to do additions and marketing for additional work. For the detail and scope of work, he thinks EI did the best job. Admittedly, they were the most expensive. He contacted them, asking what the difference is as they probably had 2x as many hours built in. It is an estimate, so what they are willing to do if chosen, is they will bill us time and material but not to exceed that $50,000 mark they presented.

Commissioner Cochran said he is the odd man out – he liked Crabtree, Rohrbaugh and Associates. He thought EI was looking for things to bill for. He was looking for major structures and systems, not the tiniest detail. He does not like the idea of saying “not to exceed $50,000” when we have a $35,000 bid that he thinks meets the needs. We try to buy local, and these are tax payers and employers in the community which neither of the other two are. President Martin said that we are not necessarily spending $50,000. We are spending more than $35,000 probably, but not $50,000. Commissioner Cochran said that you cannot tell me the number. It is going to be something less
than $50,000, but we do not know what it is and here, we are guaranteeing $35,000. He was impressed with Crabtree, Rohrbaugh and Associates in that they will use any mechanical contractor we want, and they will hold the price. President Martin said if we are going to spend the money, he is interested in getting the best job possible. They will not look at every fixture, but EI will do fixtures, which is important when switching to LED. To him, looking at the job they used as an example, he was impressed.

Commissioner Walter said that what flipped him from Crabtree, Rohrbaugh and Associates to EI was the HVAC as an example. Crabtree, Rohrbaugh and Associates looks at things in bulk vs how many units we have. I thought it would be nice to know if they are all going to go out at the same time or can we do some and not the other another year to spread out the cost. He did not see that in Crabtree, Rohrbaugh and Associates. He thought they were looking in bulk.

Commissioner Anderson asked about filtering system to all companies and they were all able to answer. That was one of her big concerns, and she just had a better feeling with EI.

Commissioner Walter made a MOTION to approve the authorization the appropriate Township staff to engage EI as the vendor to complete the LRFP. Not to exceed $50,000 as presented, SECONDED by Vice President Castranio. The motion carried 4-1. President Martin, Vice President Castranio, Commissioner Anderson and Commissioner Walter voted yes; Commissioner Cochran voted no.

PARK AND RECREATION COMMITTEE

MEMORIAL BENCH AT DOG PARK

John Burch, a volunteer member of Upper Allen Township’s Park & Rec Board passed away unexpectedly in December of 2021. During his volunteer tenure, John served as both Chair and Vice-Chair of the Board and was involved in many of the Township’s Park related initiatives. John was an instrumental member in spearheading the effort to construct the Township’s Dog Park and its corresponding Dog Park Committee.

The Park & Rec Board is recommending the purchase of a large park bench with a donation plaque in memory of John Burch be placed in the Township’s Dog Park.

Commissioner Cochran shared that he has been the liaison with the Park and Rec Committee for three or four years. He said that John Burch was an active member who passed away suddenly and that the committee and community felt the loss.

Jeff Williams, Chairperson for Park and Rec Committee, read a letter written by John Burch’s sister, Noel Nyquist. Ms. Nyquist thanked the Board of Commissioners for their consideration of a Memorial Bench for John at the Dog Park. She knows he would be deeply moved simply by it being discussed, let alone it coming to fruition. Giving visitors a place to sit while they happily watch their animals run and play is a perfect tribute to her brother.

President Martin shared that John was a people person and liked recreation.
Commissioner Cochran made a **MOTION** to purchase large park bench with a dedication plaque in memory of John Burch be placed in the Township Dog Park, **SECONDED** by Commissioner Anderson. The motion carried unanimously.

**DISCUSSION ON 1215 MCCORMICK RESIDENTIAL STRUCTURE**

President Martin said he is not prejudging what we do. Sounds like we are focusing more on traditional and passive recreation. We did an initial analysis looking at structures. Everyone is intrigued with the Barn and the other outbuilding. We have had questions about the house. We hired Doug Tilley, an architect, to look at the property from an historic and structural perspective. That report is available and out. The discussion is to get input to give Derck & Edson if we think it is worth saving and should be saved, that is one piece of information they could have, if we think it is not something, and it might be non-cost effective, it would be good to pass along to them.

Commissioner Cochran wanted it on the agenda because Derck & Edson was to give us scope, a first look at an idea of what it is going to look like. How do they do that if we do not know the fate of the building. We did not hire them to decide the fate of the building. That is up to us, not them. Their proposal is to come out in March to share with us. We need to make a choice here about what we intend to do with the building and Derck & Edson can then use that as they finish the design of what the park might look like. It is not up to them to decide if we keep the building, it is the Commissioners.

President Martin said it is the Commissioner’s decision. He is appreciative that we hired Mr. Tilley. He went through it microscopically with pictures, etc. They heard from one resident who lived in it and that conversation was informative. It suggested and placed doubt in his mind as to whether it is a structure we should renovate, since he is not sure of historic value.

Commissioner Cochran said there are three options and Eric Fairchild keeps presenting them on his website: Demolish the building, refurbish and use it in some way shape or form or sell off the building. Zoning in that areas says we have to put an acre with it. He wants to keep acreage we have so we can do the most we possibly can in one location. We asked Derck & Edson not to infringe on neighbors. He does not want to bring another neighbor in even closer to the park, actually almost being inside the park. Commissioner Cochran said that selling off the building is not a viable option. He is not interested in that. It leaves him with two - refurbish or demolish. Mr. Tilley’s presentation was not exactly what was posted on Friends of the Farm website. He did tell us that there are a number of things that need to be replaced; sagging porches, vestibules improperly constructed, wood sills that are rottin, water damage, moisture penetration and black mold. There was a claim that there was no black mold. Commissioner Cochran checked minutes and saw from a reporter, he also mentioned there was black mold. He thinks the money it would take to make that building in some way, shape or form useful, exceeds what he wants to spend for that purpose. He wants to see the park developed and the trails put in. He prefers to tear it down.

President Martin said that he agrees and is totally not interested in subdividing any of that land and giving it to another landowner. We are making sure we have buffers and care for perimeter of that land so that not to adversely affect neighbors and then to bring someone in purposely to be a
neighbor inside the park - he does not understand why we would do that. You do not have to have a property listed with a real estate agent to get offers. He has been approached by no one in terms of what they think that property is worth or what they are willing to pay for it. He does not know if it is a serious option or not. He is not interested in parting with land. It is much too valuable.

Commissioner Anderson said that there are some restrictions in selling. It needs to be done in bid form. There are restrictions put on municipalities. That would be a completely different ball game to go through that. She asked if it was Ms. Boyer or Mr. Fraser who mentioned about the sewer. Mr. Fraser said the sewer facilities for the property are located across the street. Commissioner Cochran said the drain field is across McCormick Road, it is on the low side. President Martin said it is piped under the street. Commissioner Cochran said we would have to sell that land on that side too so that there is sewer on their property. It made Commissioner Anderson think about it. She did get to go on the first floor and what she saw was bad.

President Martin said that when we look at the renovation option, we do not know what it is going to cost. He knows from his day job that it is expensive. He is renovating a mill house, about the same size structure. It is brick and is a $2.1 million dollar contract. It is not going to stop because we now have lead paint and asbestos. He is a big proponent of renovating structures if we can. He applauds Dunkin Donuts for using a former bank building and not tearing down a building for a new coffee shop, I think that is wonderful. Some structures we have to look at cost benefit and it is going to be expensive.

Commissioner Walter asked if we are selling it, we have that access on the back side for maintenance, and if you sell an acre off, how much does that restrict our access? I am sure we could build another road. Right now, we have all we need for service access without building a new one.

Vice President Castranio said when he walked it and read the report, he had no interested in rehabbing the building. He was not saying no to selling it right off the bat, but the Township, is not in the business to subdivide and market. There has been no interest expressed in that or someone would have asked when it was for sale in the past. He could not see rehabbing it.

Phil Walsh, of 443 McCormick Road, asked if anybody put forward the option of having a non-profit take it over and pair it down to original building which was 1855. They are not building 1855 buildings anymore and when you start taking them down, they are gone forever, and they are becoming fewer and fewer. He asked if the Board or Township would be interested in having a non-profit take on that project such as you would not necessarily have a resident in your park. President Martin said it is and it sounds more palatable than a private resident that is checking everything that goes on in the park. We would have to assure that it was bought to create the enjoyment and use of the Township residents. We would have to navigate clearly what the roll of that non-profit is and that they do not assume certain things. President Martin asked Mr. Walsh if he is looking to form a non-profit or if there are existing non-profits. Mr. Walsh said no, but asked if the Township would be open to a presentation along those lines. President Martin said maybe and that he is committed to talking and listening about any options. Mr. Walsh asked what kind of time frame would someone need to prepare. President Martin said to do it with dispatch. President Martin said we do not know that we need to do anything immediately with the house, but we have to plan for what we want to do with the house. In mid-March, Derck & Edson is coming back and then they will have their
findings and presentations out even more so and then after that they will start actual planning, so this is going to be a multi-year activity. We want to get some activity showing. We do not have five years. Mr. Walsh said that at some point the Township will make a decision to demolish or not and asked when is that likely to take place. President Martin said sooner rather than later I would think. Mr. Walsh asked if it was tonight and President Martin said no. Mr. Walsh said he can follow up with someone afterwards but asked who would he should approach in the Township about making a presentation. President Martin said Mr. Fraser or Mrs. Palmer.

Eric Fairchild, of 1224 McCormick Road, directly across from the farm, said he was a little taken back by some of this given that the Township has owned the property almost 2 years. He said the Township has spent a lot of time hiring and engaging consultants - paying them and negotiating agreements to that. He is really surprised that we do not have a report back from Derck & Edson, before we start talking about the farmhouse and what to do with it. He said he was surprised they were not here tonight, we could kind of use their expertise, I think. It is a 61 acre parcel. He asked why does this one acre present this much of a design issue, however you look at it? President Martin said the reason they are not here is that it is in their contract that they have a specific number of visits to the Township. He does not think an open discussion about the farmhouse warrants us taking one of their visits to hear this discussion. The urgency you are right, it does not have to happen immediately, but we have been talking about it for a time period. President Martin said Mr. Fairchild was here when Mr. Tilley made his presentation and I do think that that has a very very important impact on how they might develop the pedestrian and circulation path and trails throughout the park and how we might use the barn, and how we might get circulation. He said the biggest thing for him is the expense. Because they (Derck & Edson) need to know up front if we are going to spend a couple million dollars, that we may not see the value. President Martin said that he respects Mr. Fairchild’s opinion, but he put the agenda together and thinks it is important that we talk about it. Mr. Fairchild asked President Martin if he is allowed to put words in his mouth? President Martin said I am sorry, did I? If I did, I apologize. Mr. Fairchild said we have this website, we write all this material, I try to be intelligent coherent, I am a better writer than I am a talker. I am a fiscal conservative, I never suggested that you use public money into renovating the farmhouse. I mean we all kind of knew it needed work. The Township has lots of conditions like prevailing wage and so forth all the bidding requirements, so it would get expensive quickly. Mr. Fairchild likes Mr. Walsh’s idea about a non-profit and on the website, we have lots of case studies. He said he thinks it was Corporate Hill, the township supervisors and volunteers renovated a farmhouse. The Fun Fort at Lower Allen was built with volunteer help. That is a great way to build community. Keep it in public sphere. He thinks it is a beautiful structure underneath all that white paint. The addition that, just speaking personally is really objectionable is the front addition, he asked if that could be removed – he said he would be happy to swing the first hammer on that. Mr. Fairchild thinks we would get down to a structure that is beautiful and it could be an asset long term. He thinks Dunkin’ is great, but this is greater. Mr. Fairchild said whatever your decision, I think you should know the value of the farmhouse and a one acre lot, maybe it warrants an appraisal. He did not know if the Township had done that. President Martin said no. Mr. Fairchild said he is waiting for push back if he speculates is it worth $250,000. He does not think it is totally out of line. He does not think it is. when you add back on the tax rolls and so forth, it could be a half a million-dollar impact. He said there should be a 1/2 million dollar reason to demolish it, that is what you are giving up or that is the opportunity cost of that half million dollars. If you add the demolishing cost, you are up to $50,000. You are up to $550,000. He thinks it is some serious money that way. He
prefers it in the public sphere. He said the Township is making an assumption for some of the neighbors. He has no problem with someone living in the farmhouse again if that is what it takes to save it. The lots across from the farmhouse, from Henry Fry and the Willets and so forth, they all came off the farm in the 1950s. The Camelot meadows. We had deed restrictions about how our houses could be built, he does not know if they apply to the farm. It is supposed to be a single-family residence. President Martin asked Mr. Feinour if there are restrictions on the farm. Mr. Feinour said not on the farm per se, but Meadows subdivision plan has them. There are some between McCormick Road and Creek for limited strip on the farm side of McCormick Road. Mr. Fairchild said that speaking for himself, the historic nature was a big draw for why he built their little home out there. President Martin asked if he meant the historic nature of the region? Mr. Fairchild said the McCormick Road and that house and the sad thing about that house was the farm was sold to Mr. Martin almost immediately after we built our house or while we were building. President Martin asked if it was a private transaction and Mr. Fairchild said yes and that we have only seen it neglected all these years. He said, again I say, like Cinderella, there is something under that white paint that could be really beautiful. Especially if you involve the community working on it. He said he would gladly donate his time and that tearing down an historic structure breaks his heart, and you should really have a compelling reason to do that. That is all he can say for now.

Bruce Schwartz, of 1025 Apache Trail, said that some of my woods joins woods to the house in questions. He does not know what is best to do, does not know how the Board would at this point. He thought Derck & Edson was going to offer some type of a suggestion and had no understanding that it would be their decision - it is the Board’s decision. He said Derck & Edson was hired to look into the situation, come up with a detailed plan and some suggestions. He assumes that the disposition of the house would wait until they made a report that included some opinion as to what was the most viable solution. He said he does not know what is most viable, but it seems apparent that the house has no value to the Board or the Township and asked if is that was correct. President Martin said we have not identified that. Mr. Schwartz said that interestingly you indicated that the reason that you are against doing anything with the property as far as restoration or selling is because of the value of the land. We acquired about 61 acres for $1.2 million dollars. He does not know the total amount of acres that would be involved with this property, might be two to three acres due to the septic system across the street. Mr. Schwartz said your reason for being against it, you did not want to part with anything that was that valuable as far as that land. He said we might be able recoup if we did sell that off, a fair chunk of what we paid for the entire property. So instead of paying $1.1 million for 61 acres, it could work out that we paid $600,000 for 58 acres. He thinks it is something economically if he owned the property which he doesn’t. He thought about it but didn’t purchase it. He is glad he didn’t. He would pay taxes all those years, but he does think that prior to making a decision like this, he thinks that one would wait to hear what Derck & Edson has to say, it should be part of their plan and at that point in time, we could probably get an idea what would something of this nature be valued. He does not put much stock in that no one approached the Board or the Township to purchase it at this point, because no one looked at that for being as for sale. So, somebody could have, but he would not use that as a measure when something has not been advertised as being available. He thinks it is a little premature to make a decision. He would wait until Derck & Edson comes back and then he would measure what they have to offer, what their suggestions are and if they do not appeal to the Board, then look at demolition or look at cutting a piece of and look at the economics of that and the fiduciary responsibility we have to the Township to manage those funds in the most appropriate fashion. President Martin said that is reasoned advice.
Mr. Schwartz said he knew that there was a property sold in front of him, about six acres, and the house needed some work, not as much work as this particular property, but that was just sold for $661,000, and did not have property on the side where the creek is. So, he would imagine it would bring some dollars if we found somebody that was interested. Commissioner Anderson said she did not know if he had picked up what she had said about we are in some restriction as to putting something like that on the market. It has to go through all kinds of things. There is a process. We just cannot advertise through an agent. That is not in our hands. It is a bidding war then. President Martin said to Mr. Fairchild that he did think of something. He asked him if he thought there would be people out there, organizations or individuals that would be interested in the house for historic or feature reasons that would want to remove the house for a low fee? He has friends that dismantles buildings and sometimes rebuilds them, and sometimes he uses it for lumber and other uses. He is wondering if we were to decide to raise it from that property, would there be an organization or someone that would want to have access to low or maybe no cost to have the features of the house to use somewhere else and or use those things to renovate their own home. He is just curious about that. Mr. Fairchild said he does not know, and President Martin said he did not either. President Martin said that if it comes down to demolition, you certainly ask that. Commissioner Cochran said he thinks they repurposed the few logs left in the log home on Old Gettysburg. That was one of the requirements that HARB put on that. Mr. Schwartz said that as it happens, he restored a house that was built in 1858, restored a home in Mechanicsburg on the corner of Market Street and Keller Street, and did his best to restore it in the 70’s. At the time, he did his best to restore it in a fashion that was appropriate. It was not on the historic or anything of that nature, but at the same time, we had a little publication in Mechanicsburg at the time that if you did anything, you ended up on the front page. He did have some monitors in his efforts. He recalls there was a house associated with St. Joe’s. It was on Simpson Ferry Road, and it was somewhat old, occurring at the same time he was doing work. He purchased a lot of things, doors and moldings and so forth from the St. Joe’s home. He does not know the inside of this home to say if it is of salvage value that could be repurposed. President Martin said that when Mr. Fairchild was speaking and then Phil mentioned a non-profit, maybe that is another alternative to look at.

Mr. Schwartz said this was his second meeting. He asked if there was a facility manager that is part of the Township. Commissioner Cochran said no, it falls under the Township Manager, but there is not a specific job of Facilities Manager. Mr. Schwartz said that normally in a project or a function like we have, you would have an annual budget that would include deferred maintenance and that deferred maintenance would be calculated and presented to the Board on an annual basis so those funds would be set aside for that purpose. It seems to him that you are putting a tremendous amount of faith in a contractor to make decisions for you which he thinks would be in better stead if we had a little more expertise in-house. He does not understand whether the Township Manager has a great deal of expertise in this or not. He does not know, but he knows eventually, he did not look, and he does not know how old you are, but you are going to be replaced. President Martin said we just hired him as that. Mr. Schwartz said you have to function, you have to decide regardless of who comes in, they may not have any expertise in facilities, but I think you need someone who has a more discerning eye and experience. President Martin said what we are trying to do is get a base line. As we grow and get more parks and facilities, we might. Now there is park staff that oversee park assets and our public works people do some work in this building, but we may well get to the point where we need a dedicated facilities person. Mr. Schwartz said even if you start a committee, and you might well find there are some people in the Township that have that experience and that
would want to put it to work as a volunteer.

Joe Botchie, of 4001 Ashburn Way, Chairman of the Upper Allen Township Historic Architecture Review Board, said he wanted to echo what Mr. Fairchild is saying. He said he has been a practicing architect for 44 years and involved with Upper Allen Township Historic Architecture Review Board for over 25 years. He said he is a little disappointed that he is hearing another historic place in Upper Allen is on the verge of possible demolition. He has seen a lot of them go. It is great we have the historic districts in the Township, and we are able to access when the property owners want to do something with those properties. And we have maintained some semblance of historical value with those properties. There are some other issues here, he hates to see all these properties going by the Board. He knows it is important for tax purposes to keep developing in the Township and that is all right. But there were some properties along the way that got torn down, just for development. He said once again he is trying to echo what he has heard here. He has seen this on a lot of places where residents abut public parks. It is done a lot of places. He does not think portioning off a couple of acres, and you still have side access to this park on either side of this residence, that we are talking about keeping that in place and have Derck & Edson develop some concepts with or without. President Martin said that is an option. Mr. Botchie said that is his feelings and he hopes that we all march in the right direction and possibility keep that historic fabric in place.

Commissioner Cochran said that just for the record development does not improve our tax status, you would think it would initially, but when you develop acres and acres of homes, the resources to support those homes ends up being more than the tax value you get from converting farmland into homes. He hears that a lot from people that you are only doing it a lot to raise the tax base but now, we are doing it because private citizens own private land and are entitled to do anything within zoning regulations they want to with that land. He is not encouraging someone to develop land and turn it into something to improve a tax base. That is not something that he has signed up to do and it is not something that he has ever done, in fact. This property, at one time there were plans submitted to turn it into homes, so we think we are saving green space by buying it and turning it into a park. But the developers all come in and sings songs to us about how much this will help the tax base if we can put this in and they do not talk about maintaining the streets which once they put them in, they walk away and then they are ours forever, maintain the sewers the same thing, police and fire protection for those areas which is an ongoing expense for us. Although we are blessed to have a volunteer fire company. If we had a paid fire company, your taxes would go up about 50%. Because right now, about 50% of the budget is police and the fire protection would be about the same cost as police. He just wants to correct that misconception that there really is no improvement to a tax base by developing residential properties. There is if you have Carlisle Pike and putting in multi-million-dollar shopping centers. Then you can brag that you have not raised your taxes in 15 or 20 years or 37 years, it is because every time you turn around, there is a new car dealership that is paying for all the improvements you need. That is not the community we live in. We live in a residential community. If we had more commercial property, it would help our tax base, but adding more homes does not help our tax base at all. Just for the record.

Mr. Botchie said, one thing you mentioned about the rules and regulations of you trying to dispose of the property. He knows Camp Hill Borough back quite a few years ago had a parcel with an old home on it, they took bids on that property and asked for what within the bid, they would propose
doing with that property. That could be done here, same way. Put stipulations on that you want to see the place renovated. Black mold is not that much of a big deal. He said he has been involved with the last 44 years as an architect, doing rehabs and renovation. Including the state capitol. Seen everything.

Leon Crone, of 1350 E. Lisburn, is surrounded on three sides by the park. He said Commission Anderson sparked a thought in his head, as far as this process goes for the bidding process, yes, stipulations could be put on that, but what binds people to those stipulations as that becomes private property, he assumed it becomes a sealed bid type situation which means unless someone bid on this property with the intent to restore the house and they were the prevailing bidder, he could throw a low ball bid and if nobody else wanted the property, he could buy it and demolish the residence as it is. Commissioner Anderson said there would be a minimum bid. He said he was just planting the seed of the idea here that selling off property does not solve the problem, it creates a risk, anybody could buy that property do anything within zoning regulations which Commissioner Cochran kind of pointed out and was making that point earlier. We do not control what people do with their private property within the fog lines of the highway that we would put on there. A thought to consider when you are considering or not considering selling off that piece, that two and a half acres or whatever with that piece across could become anything as it goes out to bid. President Martin said it may not be the initial buyer but the 2nd or 3rd.

Mike Getz, of 1117 McCormick Road, said that he thinks that there is some value, some reason that we would want to keep the farmhouse and to maintain some historical integrity of the farm, the farmstead. It is not just for the new park that you are developing, but also for McCormick Road corridor as a recreation area. He thinks there is real value to that. He said he thinks that it would be totally premature for this Board to make a decision to tear down that house when you do not have any consultant’s report on what it would even cost to tear off the additions and try to maintain the integrity of the original farmhouse. There is real value in that. He thinks the Board needs more info before deciding to tear the house down. President Martin said this Board unanimously feels that way about the barn and so he thinks he would hope that we would get a little credit to start that, and we have all said that the barn could be integrated into some of the park uses, events etc. and it is a very handsome barn. We want to maintain that. Mr. Getz does think there is value in the farmhouse too. He would love to see the Board get more information before deciding to tear it down because once it is gone, it is gone.

Mr. Fairchild said regarding a non-profit take it or dismantling it or whatever. President Martin said, or a for profit person taking it and reconstructing it. Mr. Fairchild continued…on the residents page he posted a picture of This Old House magazine. The last page of This Old House magazine always says, “save this old house.” It is a picture of a house and a lot of times they are owned by like a preservation organization that takes it over from a municipality or whatever and then markets it or gets it up to a certain condition and he think that is an option. One of the things he has tried to say all along, well also in This Old House, that save the house. They all come with stipulations about restoring the exterior and so forth. But he has said all along to place this house or that frontage under the review of the Historic Architecture Review Board. So that we have permanent jurisdiction and protection you know, regardless of what owner buys it in the future. He does not think we have, what Mr. Brown said is accurate. That gives you the protection if you extend HARB to that property. Extend it to the farm, for further protection. Neighbors do not mind someone living there.
He would rather see that than it torn down. He does think what Commissioner Anderson said about bidding you know from what he remembers on the school board or when you have to declare a surplus property or something like that. Commissioner Anderson said it is very involved. Mr. Fairchild said he thought he has seen some listed with a realtor for a price. Maybe if you do not get that, you can withdraw it. He said you definitely would want to reserve. He thinks that is why you have not been approached, at least by people he knows, there is interest. Commissioner Anderson said the reason why I have a little bit of knowledge, when we had the old township building over there, we went through a lot to sell. It was more involved than what you would think.

Jeff Williams, Chairman of Upper Allen Park and Recreation Board, said he was not going to do this. He wanted to share two things maybe to consider from a recreation parks program aspect of what are we going to do with it. To qualify his opinion a little bit, he said that he is a retired park and recreation professional. He is a past president of the Maryland Recreation and Park Association and a past chair of the Mid-Atlantic Regional Council for the National Recreation Park Association. In addition, the last agency in Maryland he worked for has multiple historic properties all restored at public expense and programmed. Along with that, he gave his points on this farmhouse. He believes there are two things that should be looked at when government, public tax dollars are going to be spent on refurbing and then using a property like this. There is no question that the bones underneath of this somewhere maybe it would be really pretty with a lot of money, but he wanted to address why other than its pretty and has some historical value. He asked how many farmhouses are around that go back to the 1800s or even 1700s in South Central Pennsylvania? What makes this one special? The first thing he suggested is that we resolve an answer as to the level of historic value to the community. He has heard over weeks, mostly through Eric and the Friends Page and he has listened attentively, he does not see historic value for this other than some architecture and it is obvious that is has some meaning to the immediate community and it sounds nice to have something restored, something with historic value. All the properties that he worked with that his staff programmed and that was just one section of his division. One was an historic mansion, it used to be owned by the governor of Maryland. That is that tie-in. Another was a restored ruins and Ellicot City that had archeological impact and was very different and had history in the city. He asked so, what is the true historic value of this property? He does not see it and that is his personal opinion based on other properties he has worked with and seen in Pennsylvania and Maryland. The second piece is how are you going to use it. If you are talking about getting people to use that building, rent it out. Folks, not just gutting it, you can put your finger through the drywall according to the consultant. The whole place is going to have to be gutted and you have to look at ADA compliance. He has been in that house three times and there is nothing in that house that is compliant. It would all have to be changed. That limits your use. The next piece plus if you wanted to do weddings or something like that, there is no place for a heating and warming kitchen. You have the barn, and the possibility of those out buildings. Tremendous possibilities with those. That is the second piece. How are you going to use it? You are not going to make any money off it. As a taxpayer, I do not want my money being drained for that for something that looks pretty. He said he was sorry that is blunt, but he has looked at this for a year. He does not want his tax money spent on something that is just going to be a dragon, just because it looks pretty from the road. He said he wasn’t going to do it tonight, if he upset some people, good if you start to think. If you disagree, that is fine too. He wasn’t going to do it tonight, but said he was sorry.

Mr. Fairchild said there is an aesthetic here, Mr. Williams is an architect. He said he always kind of
wanted to be an architect. He said if you tear down the house, then you have that and you are really looking at that Annex. That is what we call an office. Dave Stefanic called it that. It is two-story and has offices. So aesthetically and architecturally, that is out of proportion to the farm. Different roof line, different materials and all that. They are just totally incompatible. If there was any building probably you want to call up like you suggest Ken and dismantle or maybe move that back toward the center of the property or something so you really could see the beautiful barn. We know it’s beautiful. But, so aesthetically, the farmhouse, when you see a farm and he kind of argues with Mr. Williams about definitions, a farm is usually a barn, farmhouse, livestock and a crop. You see just a barn, well where is the farmhouse? What happened to the farmhouse? He thinks we do have a chance to save it without using any taxpayer money and an option to sell it vs just demolishing it.

President Martin said we will not talk about the definition of a farm now, but many southeastern or south central Pennsylvania farms have the barn and the farmhouse, but there are many farms in the USA that do not have houses with the barn or equipment sheds, but that’s another day. Mr. Fairchild said we do have aesthetic problems with that annex and that is something that merits its own discussion and how you want to use that. President Martin said maybe we want to put a new façade on that.

President Martin shared that he appreciates people coming out and being interested in our community government and expressing your concerns and you know, there will be many more meetings and many more discussions before this becomes a fully developed park. It has a lot of potential, and it is going to be a great access to this Township. Commissioner Cochran said we have more research to do. President Martin thanked everyone for their input and noted that we have more ideas to consider.

**PARK AND REC MEETING NOTES**

Vice President Castranio shared notes from the meeting of Park and Rec
March 9, 6:30 p.m. annual dog park meeting
April 9, 9:30 a.m. opening day baseball
April 16, Softball Winding Hills Park

Noted our Parks Director is going to the National Park and Rec Seminar in Maryland.

**MISCELLANEOUS**

**SOLICITOR UPDATE**

There was no report.

**TAX COLLECTION COMMITTEE UPDATE**

There was no report.

**CAPITAL REGION COG UPDATE**

They are interviewing marketing firms for the SAFER grant. The next meeting is in February.
MUNICIPAL ADVISORY BOARD (MAB) UPDATE

There was a meeting on Monday where the Interstate 83 tolling project was discussed. They believe it is a done deal.

An update on the P25 radio project was given. They have selected the Motorola and should be moving forward to get it done first quarter of 2023. It will go live in September of 2023. They are looking at grants to help townships buy radios, but it did not sound promising. President Martin said we knew this was coming back when Chief Adams was still here, and we started putting money aside. New equipment does have the proper supplies installed. We have enough money set aside so when we need to buy the remainder of the radios, that is already in a fund. Again, just to point out that when it comes to streets, facilities, equipment, this Board, and kudos to all of you for helping us with that, is that we try to anticipate future costs and plan for them fiscally so we are not blind sighted. Commissioner Anderson asked what the possible cost would be and President Martin said they put aside about a quarter of a million dollars.

Vice President Castranio discussed the American Rescue Plan. He shared that the county got almost 50 million dollars and they are starting discussions on how to use it. There is a survey on the county’s website on the homepage. President Martin said County Commissioner Defilippo was saying we may want to use money for the park development, but we do not know the criteria. Vice President Castranio said that the county does not have any parks, they should invest in some parks. That is what he put on the survey. Commissioner Cochran said we look more like Adams and Franklin County than we do Dauphin, York or Lancaster County. Those three all have large county parks and Franklin and Adams don’t. When you look at the county website for parks, they refer you to Appalachian Trail and state parks within the county. Vice President Martin said we have no county owned parks. Vice President Castranio said the county collects $5 for per each car registration. They have excess funds, almost $900,000 per year, and they are looking at putting that out as a grant. They have not decided. They are looking at ways of how to distribute that money.

PENNSYLVANIA STATE ASSOCIATION OF TOWNSHIP COMMISSIONERS (PSATC) UPDATE

Commissioner Anderson said they got a list of PSATC 2021 Legislative Priorities they are pushing.

PUBLIC COMMENT

There was no public comment.

CONTINUANCE AND ADJOURNMENT

President Martin reconvened the meeting and adjourned it at 8:40 p.m.