

EAST PENNSBORO TOWNSHIP
BOARD OF COMMISSIONERS
MARCH 1, 2017

Regular Meeting

7:00 p.m.

A Regular Meeting of the East Pennsboro Township Board of Commissioners was held on Wednesday, March 1, 2017, at 7:00 p.m. at the Community and Municipal Center, 98 S. Enola Drive, Enola, Pennsylvania.

Those present were: Commissioners - John Kuntzelman, President; Paul Hartman, Vice President; George Tyson, Kristy Magaro, and Charles Gelb; John Pietropaoli, Township Manager; Lisa M. Coyne, Esquire, Township Solicitor; John B. Owen, Codes Enforcement Officer; Jared Hockenberry, Township Engineer; Dearan Quigley, Housing & Community Development; Chief Bashore, Police Department; and Erik Owen, Fire Marshal.

I. CALL TO ORDER

President Kuntzelman called the meeting to order at 7:00. A Moment of silent meditation was observed, followed by the Pledge of Allegiance to the Flag.

II. EXECUTIVE SESSION

President Kuntzelman noted for the record the board held an Executive Session regarding personnel from 6:30 p.m. to 7:00 p.m.

III. APPROVAL OF MINUTES

MOTION approving the following itemized minutes:

1. February 1, 2017, and
2. February 15, 2017

was made by Mr. Hartman, seconded by Mr. Tyson, and was carried by a majority of aye votes, with Ms. Magaro abstaining on the vote for approval of minutes for February 15, 2017.

IV. BUSINESS FROM THE FLOOR

There was no business from the floor.

V. ITEMS FOR DISCUSSION AND APPROVAL

MOTION authorizing payment of invoices and payroll pending review and signatures of Commissioners, was made by Mr. Hartman, seconded by Ms. Magaro, and was carried by a unanimous aye vote.

MOTION to approve Resolution no. 2017- 01 of the Township of East Pennsboro, Cumberland County, recognizing Olivia "Ollie" Grundon for 75 years of dedicated service as a firefighter and community leader in East Pennsboro Township, was made by Mr. Tyson, seconded by Mr. Hartman, and was carried by a unanimous aye vote.

A plaque was presented to Ms. Grundon by Commissioners Kuntzelman and Tyson. Mr. Tyson noted a presentation was made at the Enola Fire Company in the summer. Recognizing volunteerism in the township is an honor, and 75 years of dedication is a record hard to beat, and she is still active there. Ms. Grundon stated she loves the fire company.

MOTION to approve the reappointment of Matthew Franchak to the East Pennsboro Industrial & Commercial Development Authority for a four-year term expiring February 1, 2021, was made by Mr. Gelb, seconded by Ms. Magaro, and was carried by a unanimous aye vote.

MOTION to approve payment to Coyne and Coyne, Township Solicitor, for professional services rendered during the period of November 23, 2016, through February 24, 2017, in the amount of \$5,703.75, was made by Mr. Hartman, seconded by Mr. Gelb, and was carried by a unanimous aye vote.

MOTION to approve the Commissioners' annual contribution in the amount of \$1,000 to the Fredrickson Library and East Pennsboro Branch, was made by Mr. Gelb, seconded by Mr. Tyson, and was carried by a unanimous aye vote.

MOTION to approve Resolution no. 2017- 02 of the Township of East Pennsboro, Cumberland County, establishing fees and charges in accordance with the fireworks display permit, liability insurance of \$1 million, bond amount of \$500.00, was made by Ms. Magaro, seconded by Mr. Gelb, and was carried by a unanimous aye vote.

Mr. Pietropaoli noted there is a minimum bonding required for the people who pull the payments, which is a \$500.00 bond. Liability insurance is the key, having the township named, and a \$500.00 bond would be adequate for what is needed to keep up with the law and protect the township properties. Ms. Coyne noted \$1 million was the suggestion after review with the Fire Chief and township insurance providers for the recommended amount for appropriate liability insurance.

MOTION to approve the request from Enola Fire Company no. 3 to grant relief of building permit fees in the amount of \$250.00 for repairs to the current building, was made by Mr. Tyson, seconded by Mr. Gelb, and was carried by a unanimous aye vote.

MOTION to direct the Township Manager to draft a letter of nonapproval to the East Pennsboro Area School Board regarding the Board of Commissioners' thoughts on the possible closing of West Creek Hills Elementary School, was made by Mr. Gelb, seconded by Mr. Tyson, and was carried by a unanimous aye vote.

Mr. Tyson noted the school district wants to borrow over \$508 million to give money to the schools they need but then to close West Creek Hills, which is something many do not think is needed. In 1998 when school closure was considered the Board of Commissioners went on record by sending a letter to the school board president.

The board discussed the demolition fee for 100 Senate Avenue. Mr. Pietropaoli noted the township has not had a demolition of a building of this size in the township ever before. He provided two proposals for a fee. The board agrees with the contractor that due to the unknown nature of the contract, all incurred costs will be paid separately. So whether it is fire company coverage, public works coverage, police coverage, ambulance coverage, that will be paid separately. The Fire Marshal has provided what it will take to have a police car, a fire truck and crew there. The township is basing relief only on that because it is an unknown, with a five-story building of 300,000 square feet.

President Kuntzelman reiterated the owners of the property agree that the demolition permit will just be for the process of demolishing the structure. Anything else as far as police protection, fire protection, ambulance and EMS will be on a separate check. Mr. Quigley noted they would prefer to be billed individually per service. The demolition company handling it is currently doing the demolition of the Atlanta Dome and is well-versed in the trade.

Mr. Pietropaoli discussed proposal one, subtracting the permit fee, the demo is estimated at \$1,049,000, with the construction rate of \$.013 for new construction, what they will be paying for a permit when they put a building back up, deducting the application fee to apply, would come to \$13,000.

Proposal two is the highest residential demolition rate that the township charges of \$1,000, minus the application fee of \$450, for a total cost of \$550. In comparison, the new adopted demolition rate of \$.35 per square foot would be \$104,000. The building valuation prior to 2011 was \$22,750,000. They reduced it to \$19 million, and then through the courts with an assessment appeal was reduced to \$4,749,000.

Mr. Tyson stated the fees charged are to cover the costs of service provided. If an amount was charged that could be perceived excessive and the township cannot demonstrate where those dollars are going, it could be a problem. He noted the Fire Chief did calculations on the prior assessments and what the building is currently assessed at now, but the objective is to get a viable business back in there and get the valuation of that property back up to where it was and have businesses that provide services and employment for the residents, which will put tax dollars back into the school, township, and county.

Mr. Tyson further noted the township must have an agreement with the demolition company to ensure that the air space is deemed a no-drone space while demolition is going on, along with the agreed-upon schedule of service fees that they would agree to pay. Mr. Quigley stated the Township's current fee schedule says all services will be billed by the individual departments.

MOTION to grant the partial permit fee relief to J.C. Bar for demolition of 100 Senate Avenue, (Senate Plaza); due to the

unknown nature of the demolition project, the permit fee will be set at \$1,000.00, plus the actual costs incurred by the fee schedule, was made by Mr. Tyson, seconded by Mr. Hartman, and was carried by a unanimous aye vote.

MOTION to accept the deed of dedication for sewer easement for Virginia Dare, LP, was made by Mr. Hartman seconded by Mr. Gelb, and was carried by a unanimous aye vote.

MOTION to approve payment to Daley, Zucker and Melton at an hourly rate of \$275 per hour for representing the township in the calling of irrevocable letters of credit for two developments within the township, was made by Mr. Tyson, seconded by Ms. Magaro, and was carried by a unanimous aye vote.

The board reviewed a letter from the Emergency Services Carnival. They are setting their dates and asking the board to guarantee the space and time for them at the Adams-Ricci Park. Mr. Dylan Owens, representing the Emergency Services Carnival board, explained that they are considering asking for relief for paying the overtime police coverage for security for the event, which is roughly \$3,500, but all the carnival board would like this evening is for an okay on the dates, and they will investigate how to have proper security.

MOTION approving the dates for the Emergency Services Carnival of June 17, 2017, through June 26, 2017, which includes setup and breakdown, was made by Mr. Gelb, seconded by Mr. Tyson, and was carried by a unanimous aye vote.

Mrs. Deb Plumber, and her husband, Don, 312 West Dauphin Street, addressed the board concerning a dangerous blind curve on West Dauphin Street. Going out their driveway and to the left is a sharp curve and then you come to a stop sign on Humer Street. Traffic coming up and down the street is rather fast. At the last house on the street, coming either up or down, you have to be in the middle of the street, there is nowhere for a car to move over. There are many times where if you are going down and there is a car coming up, that you are almost hit head-on, and cars are often flying up that street. They asked if the last house, which has a long driveway where they could very easily park, be required to park in their driveway instead of parking out on the street, and there be no street parking

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from that house down. A neighbor has had a head-on collision. Chief Bashore asked the Plumbers to come to his office to discuss the matter.

Ms. Cheryl Smith, Humer Street Extension, asked the board for street lighting. Mr. Pietropaoli stated he received her request today, and PPL will look into it. There are currently two requests that PPL and the Township Engineer will look into.

President Kuntzelman noted there was also a request for lighting at Hawthorne and Humer Streets. PPL has to approve the streetlights, but the township pays for each individual streetlight.

MOTION to adjourn the meeting at 7:35 p.m., was made by Mr. Hartman, seconded by Ms. Magaro, and was carried by a unanimous aye vote.