

MINUTES

BOARD OF COMMISSIONERS

LOWER ALLEN TOWNSHIP

REGULAR MEETING

April 23, 2007

The following were in ATTENDANCE:

BOARD OF COMMISSIONERS

TOWNSHIP PERSONNEL

John T. Titzel
Lloyd W. Bucher
Peddrick M. Young, Sr.

Thomas Vernau, Manager
Jan Faust, Assistant Manager
Nancy Dietel, Finance Director
H. Edward Black Daniel Flint,
Community Development
Dan Christ Frank Williamson, Public
Safety Director
Chief Charles Snyder, LAT Police Dept
Christopher Yohn, EMS Captain
Rich Mellinger, Human Resources
Coordinator
Rodney Mumma, LAT Fire Chief
Steven P. Miner, Solicitor
Trudy Metzel, Recording Secretary

President TITZEL called the Regular Meeting of the Board of Commissioners of Lower Allen Township to order at 7:30 p.m. followed by an opening prayer and the Pledge of Allegiance. He announced Proof of Publication was available for review.

APPROVAL OF MINUTES FROM FEBRUARY 7, 2007 REGULAR MEETING OF THE BOARD OF COMMISSIONERS

Commissioner CHRIST moved to approve the minutes from the February 12, 2007 Regular Meeting of the Board of Commissioners as amended. Commissioner BLACK seconded the motion. Motion carried 5-0.

PRESENTATION: CERTIFICATE OF ACHIEVEMENT IN FINANCIAL REPORTING FOR LOWER ALLEN TOWNSHIP'S 2005 COMPREHENSIVE ANNUAL FINANCIAL REPORT

Mrs. Dietel introduced Marita Kelley, National Representative for the Government Finance Officer Association.

Ms. Kelly presented to the President TITZEL the Certificate of Achievement in Financial Reporting for Lower Allen Township's 2005 Comprehensive Annual Financial Report.

Commissioner BLACK commended Mrs. Dietel, Finance Director, and her staff for their excellent work.

AUDIENCE PARTICIPATION: ANY ITEM ON THE AGENDA

President TITZEL asked if anyone in the audience would like to address any item that appears on the Agenda.

There was no response.

CONSENT AGENDA

President TITZEL advised if any Commissioner, Staff member or anyone in attendance would like to have an item on the Consent Agenda removed for further discussion and asked if there was a request for the removal of an item(s) on the Consent Agenda. There was no response.

Commissioner BLACK moved to approve the items on the Consent Agenda, those items being:

1. Warrants Journal of April 13, 2007 in the amount of \$222,061.12.
2. Department Reports for the month of March 2007 including: Public Works, Public Safety, Community Development and Engineers Report.
3. Executing the Application for Public Fire Hydrant to PA American Water for one new hydrant for SLD Docket #2004-10, Glenwood Terrace.
4. Reduction in improvement security for SLD Docket #2005-01, Tressler Lutheran Site, establishing a new amount of \$776,577 and a new expiration date of April 23, 2008.
5. Reduction in improvement security for SLD Docket #2005-24, Liberty Point, establishing a new amount of \$32, 935.40 and a new expiration date of April 23, 2008.
6. Executing the Standard Stormwater Facilities and Best Management Practices (BMP) Maintenance and Monitoring Agreement for SLD Docket #2005-04, 4103 Gettysburg Road.

Commissioner CHRIST seconded the motion. Motion carried 5-0.

APPROVE GRANTING A RIGHT-OF-WAY TO PPL ELECTRIC UTILITIES CORP. TO INSTALL GUY WIRES AND SAFETY BARRIERS ON TOWNSHIP PROPERTY AT THE NEW EMSC SITE

Commissioner YOUNG moved to approve granting a right-of-way to PPL Electric Utilities Corp. to install guy wires and safety barriers on Township property at the new EMSC site. Vice-President BUCHER seconded the motion. Motion carried 5-0.

ANY BUSINESS PERTINENT TO THE TOWNSHIP

President TITZEL asked if anyone in the audience would like to address the Board on any business pertinent to the Township.

There was no response.

ADMINISTRATIVE SERVICES

Discussion RE: Comprehensive Plan for the Village of Lisburn Area and Grant Funds

Mrs. Faust advised the Board that removing the Village of Lisburn had been discussed during the Comprehensive Plan. During the budget process last year, the funding was eliminated. ON behalf of the Township, Mrs. Faust applied to the National Trust for Historic Preservation on two of their grants. That amounts applied for were \$7,500.00 each, hoping to get both. The National Trust contacted Mrs. Faust and advised that the Preservation Services Fund award was not approved; however, they liked the project and wanted to support the project for the Johanna Favrot Fund award but the family makes the final decision on this grant. There is no guarantee that the grant would be approved. Mrs. Faust further advised of the Henry Jordan Fund. The Trust felt the project would fit the criteria for that grant; however, the full amount may not be granted. Mrs. Faust asked if the Township would commit to the remainder of the money.

Mrs. Faust further advised that this could be a 2008 project. The Trust is looking for a commitment from the Township as to whether or not the Township would make up the difference. Discussion ensued.

Commissioner CHRIST moved to support Staff's application for the two grants for the Comprehensive Plan for the Village of Lisburn area, with an indication that we support it through the 2008 Budget up to the amount of \$7,500.00. Commissioner BLACK seconded the motion. Motion carried 5-0.

Discussion RE: Health Insurance Incentive Program

Mrs. Faust advised the Board that the Health Insurance Incentive Program is a new project resulting from the police negotiations last year where the Township would look at giving employees a set sum of money if they went off the Township's health insurance plan or reduce coverage from family to single.

Mrs. Faust further advised that the definition of "compensation" would have to be changed as the funds from the Health Insurance Incentive Program were not to be included in pension calculations.

Extensive discussion ensued.

This will be an agenda item for a future meeting.

Discussion RE: Reduction of Employee Health Insurance Co-Pay

Mrs. Faust advised the Board that last year was a very good year being self-insured, and the Township received a sizeable return of monies. Staff would like to return some of that money by reducing employee co-pay from 12% to 10%.

Discussion ensued.

Vice-President BUCHER moved to reduce employee health insurance co-pay from 12% to 10%, effective immediately. Commissioner YOUNG seconded the motion. Motion carried 5-0.

Discussion RE: Salary Caps

Mrs. Faust advised the Board that the existing pay bands are reviewed every three years. What is happening that some employees have reached to top of their pay band and the band may not move for two years, resulting in no increase or possible a net decrease due to increasing health insurance premiums.

Mr. Vernau devised a formula for employees who reach their salary cap in a particular year. Because the Township has a Pay-for-Performance compensation system, it does not want to see the formula result in a raise the "insults" a high performance employee with a nominal amount. In the same vein, the Township does not want the formula to result in a higher raise than employees not at their salary cap.

Extensive discussion ensued.

This will be an agenda item for a future meeting.

COMMUNITY DEVELOPMENT

Discussion and Possible Action: Zoning Ordinance Amendment Application 2007-01, Submitted by Robert M. Walker, Esquire on behalf of High Associates, LT, as agent for High Properties, LP

Mr. Flint advised the Board that Zoning Ordinance Amendment Application 2007-01 proposed to allow the establishment of freestanding eating establishments (excluding drive-thru and fast food) within the C-3 Planned Business Center District as a conditional use. The Applicant has requested action by the Board at tonight's meeting in order to forward this application to the Lower Allen Township and Cumberland County Planning Commissions for review at their May 15, 2007 and May 18, 2007 meetings, respectively. The Applicant also requests that a public hearing pursuant to public notice be conducted on this matter on May 29, 2007.

Discussion ensued.

Commissioner YOUNG moved to authorize Staff and Solicitor to prepare the zoning ordinance and forward the application to the Lower Allen Township Planning Commission and Cumberland County Planning Commission for review at their May 15, 2007 and May 18, 2007 meetings, respectively, with the intent to hold a public hearing on Zoning Ordinance Amendment Application 2007-01 on May 29, 2007. Commissioner BLACK seconded the motion. Motion carried 5-0.

Discussion RE: SLD Docket #2007-03, Brewhouse Grille

Mr. Flint explained the project for the Board. Discussion ensued.

This will be an agenda item for May 14, 2007.

Discussion RE: Executing Developers Financial Security Agreement for Docket #2007-202, Starbucks

This is a possible agenda item for May 14, 2007.

Discussion RE: Executing Developers Financial Security Agreement for SLD Docket #2006-06, Village at Fair Oaks

This will be an agenda item for May 14, 2007.

MANAGER

Discussion RE: Changes to Solid Waste Ordinance

Mr. Vernau explained the proposed changes to the Solid Waste Ordinance.

Discussion ensued.

Vice-President BUCHER moved to authorize Staff to prepare the amendments to the Solid Waste Ordinance and advertise when ready. Commissioner YOUNG seconded the motion. Motion carried 5-0.

Discussion: Hoang Cesspool Appeal

Mr. Vernau explained the issued and advised the Board that Mr. Eby would not issue an occupancy permit until the sewage problem is properly addressed. Mr. Eby's determination was rejected by Ms. Hoang and requested an appeal. The Board of Commissioners is the Appeal Board and the hearing is scheduled for the Commissioners Regular Meeting on May 14, 2007.

Extensive discussion ensued.

OTHER BUSINESS

Commissioner CHRIST advised the Board he had a copy of the annual COG bids for their review.

Commissioner CHRIST also advised the Board that Mr. Vernau has been in contact with Perry Albert regarding the Comcast renewal. They are attempting to acquire copies of member municipalities' contracts with Comcast. Mr. Perry anticipates that by the end of the year, Verizon will be providing service in this area. Mr. Vernau advised the Board that they have been asked to agree to split the cost of Dan Cohen's work. Mr. Vernau further advised the Board that municipalities who weren't able to take advantage of the Comcast contract last time are being invited to participate. While he welcomes those municipalities because it would give better bargaining power; however, he does not feel Lower Allen Township and the original members of that group should be paying for Mr. Cohen's time to review the old contracts of the other municipalities. It is Mr. Vernau's opinion that if other municipalities want to be part of the new contract, those municipalities should pay their portion of the legal bill. Discussion ensued. It was the agreement of the Board that any new members should be sharing costs and should be paying a larger portion of the bill, as they were not part of the original group.

Mrs. Faust advised the Board that application had been made for Wass Park Shiremans Trail. Signatures not required at this time.

Mr. Williamson advised the Board that the TMI drill went well with the exception of a couple communications issues, none of which were on the Township's part.

Mr. Williamson further advised that Safety Day at the Capital City Mall went very well.

Commissioner BLACK asked Mr. Williamson for confirmation that West Shore School District did not participate in the Safe School Conference. Mr. Williamson confirmed that it did not. Commissioner BLACK inquired if there was any indication as to why they did not participate. Mr. Williamson advised that there was not. Discussion ensued.

Commissioner BLACK advised the Board that West Shore Recreation Commission is looking for a venture with Red Land Senior Center and Mount Wolf Senior Center, for a joint senior center and West Shore Recreation office in Fairview Township in northern Newberry Township. Commissioner BLACK asked if the Board has any concerns with that project. Commissioner BLACK stated that the largest percentage based upon population of elderly is Lemoyne, New Cumberland and Lower Allen Township. Commissioner BLACK also asked if the Township is getting any playground programs from West Shore Rec. Mr. Vernau advised that West Shore Rec ran two programs last year and neither was in Lower Allen Township. Discussion ensued. Commissioner BLACK was directed to express the Boards concerns that West Shore Rec is moving south and out of the elderly population area and further away from Lower Allen Township as well as summer programs being discontinued in the Township. Vice-President BUCHER voiced his opinion that the Board should seriously consider dropping out of West Shore Recreation.

President TITZEL mentioned that Christ Community Church in Rossmoyne now has a skate park.

President TITZEL advised the Board that the Eagle Scout project at the Yellow Breeches Park is near completion and the Scout did an excellent job. Mr. Vernau advised the Board that he walked the trails with Casey Johnson.

ADJOURN

The Regular Meeting of the Board of Commissioners adjourned To Executive Session at 9:05 p.m. to discuss the Hoang Cesspool Appeal.

ATTENDANCE REGISTER

An Attendance Register is made part of the record.