

## MINUTES

### BOARD OF SUPERVISORS WORKSHOP MEETING

AUGUST 12, 2009  
6:00 PM

The Silver Spring Township Board of Supervisors met in a workshop session on Wednesday, August 12, 2009 at the Township Building, 6475 Carlisle Pike, Mechanicsburg, Pennsylvania.

Chairman LeBlanc called the Board of Supervisors meeting to order at 6:00 pm.

Supervisors present: Chairman Jan LeBlanc, Vice-Chairman Mary Lou Pierce-McLain, Supervisor Vince DiFilippo, Supervisor Jackie Eakin, and Supervisor Nancy Konhaus Griffie.

Staff members present: Mr. William S. Cook, Township Manager; Ms. Terri A. Martini, Assistant Township Manager; Mr. Steve A. Stine, Esquire, Township Solicitor; Mr. Bony R. Dawood, PE, Township Engineer; Mr. James R. Sadler, Chief of Police; and Ms. Kathy K. Kramer, Assistant Secretary.

Others present:

J. Funkhouser	G. Diener
Wayne Stevenson	Patty Hamm
Lionel Spenard	Don Franklin
Nate Spade	Rachel Manning
Joyce Booz	Betty Lehman
George & Ginny Coleman	P. Suhm
Meyers	Windemaker
Eric Stump	Howard Dieter
Paul Beckwith	B. DeVore
Fred Adkins	Jen DeGaetano
Jim Hall	Joe Ricci
Creedin Sunday	Dolores Sunday
J. L. Bruner	Rich Shoaff
Nancy Shoaff	Keith Pifer
Marlin Wood	Lew Appelbaun
Terry Moser	Susan Martz
Karen Williams	Ted Ansel
Dave Fones	Chris Gulotta
Ron Ferris	

### PUBLIC PARTICIPATION

Mr. Nate Spade suggested moving the Municipal Building Project discussion to the first item on the agenda. Chairman LeBlanc agreed to discuss the Municipal Building Project after item number four (4) on the Agenda.

A Township resident thanked the Board and staff for enforcing the speed limit restrictions on Woods Drive.

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APPROVAL OF MINUTES –  
JULY 22, 2009

On a Pierce-McLain/DiFilippo motion, the Board of Supervisors approved the minutes from the meeting held on July 22, 2009.

The motion carried.

NEW KINGSTOWN VISION –  
STREETSCAPE MASTER  
PLAN

Since Mr. Chris Gulotta was not present, the presentation was deferred until later in the meeting.

BELLA VISTA

Sump Pump Issue

Storm Water Discharge

Since no representative or residents were present, these matters were deferred until later in the meeting.

MUNICIPAL BUILDING  
PROJECT

Chairman LeBlanc opened the discussion and each Board member expressed their thoughts on the project followed by comments from those in attendance. Supervisor Eakin also provided price information on renting modular units.

The following questions and concerns were raised and discussed:

- Where will the money come from?
- What will the monthly/annual debt service payments be?
- Residents do not want increased taxes to pay for this building
- Look at other options
- Investigate leasing the 1300 Bent Creek Boulevard building
- The need to do more research
- The need to hire an independent adviser for guidance on economic factors

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### NEW KINGSTOWN VISION – STREETSCAPE MASTER PLAN

Mr. Chris Gulotta of the Cumberland County Redevelopment Authority discussed the development of a Streetscape Master Plan for the village of New Kingstown and proposed funding sources.

On a Pierce-McLain/Griffie motion, the Board of Supervisors approved preparing a letter to DCED for a Land Use Planning and Technical Assistance Program grant, committing up to a \$5,000 contribution from the Township to be applied towards funding a streetscape master plan for the village of New Kingstown, with the payment being due in 2010.

The motion carried.

### BELLA VISTA

#### Sump Pump Issue

#### Storm Water Discharge

Since no representative or residents were present, these matters were not addressed by the Board and will be removed from future agendas.

### SILVER SPRING SQUARE, LD2005-9

#### On-site Improvements

Mr. Paul Beckwith and Mr. Howard Dieter of Regency Centers discussed the Silver Spring Square concerns with the Board of Supervisors. The Board, approved the center intersection plan, conditioned on the Engineers review.

### Carlisle Pike Crosswalk

Mr. Eric Stump, of Herbert, Rowland & Grubic, Inc., discussed the Carlisle Pike crosswalk with the Board. After discussion it was agreed that the Carlisle Pike/Silver Spring Square intersection is unsafe for pedestrians and the Board of Supervisors agreed to send a letter to PennDOT requesting that the pedestrian signal, crosswalk stripping, and push buttons, etc. be removed.

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#### Directory Sign

Mr. Paul Beckwith discussed the directory sign with the Board. Staff informed Mr. Beckwith and Mr. Dieter that a zoning permit application was required and that a sign permit will be issued before the directory sign can be installed.

Mr. Dieter believed that all on site improvements could be accomplished in six (6) weeks. The Board requested that Mr. Dieter attend the September 23, 2009 Board meeting to give an update on the progress of the Silver Spring Square project.

#### NEW KINGSTOWN FIRE COMPANY – RESOLUTION NO. 2009-15

Mr. Jim Hall, President of New Kingstown Fire Company, discussed the construction project with the Board of Supervisors.

On a Pierce-McLain/Eakin motion, the Board of Supervisors adopted Resolution No. 2009-15 authorizing a public hearing to be held by the New Kingstown Fire Company for public comment regarding the issuance of the Note as tax-exempt. A roll call vote was taken as follows:

Chairman Leblanc	- aye
Vice-Chairman Pierce-McLain	- aye
Supervisor DiFilippo	- aye
Supervisor Eakin	- aye
Supervisor Griffie	- aye

The motion carried.

#### PROPOSAL FOR TECHNICAL ACCOUNTING ASSISTANCE – PROPOSAL

Ms. Martini reported staff can apply the knowledge gained by having visited other municipalities that utilize the same financial software.

On an Eakin/Griffie motion, the Board of Supervisors rejected a proposal with the Susquehanna Group Advisors, Inc. for technical accounting assistance.

The motion carried.

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#### ESTABLISH TRICK OR TREAT NIGHT

On a Pierce-McLain/Eakin motion, the Board of Supervisors established Thursday, October 29, 2009 from 6:00 pm to 8:00 pm as Trick or Treat Night in Silver Spring Township.

The motion carried.

#### 2010 BUDGET PREPARATION SCHEDULE

By general consensus, the Board approved its special budget meetings dates of August 27, 2009 at 4:30 pm, October 13, 2009 at 4:30 pm and October 26, 2009 at 6:00 pm, (if needed.) The remainder of the schedule, as recommended by staff, was accepted as well.

#### POLICE OFFICER – HIRING SCHEDULE

On a DiFilippo/Griffie motion, the Board of Supervisors approved the proposed hiring schedule for an Officer to replace Officer Deborah Snyder who became the SRO at the Cumberland Valley School District.

The motion carried.

#### COMCAST FRANCHISE RENEWAL AGREEMENT – ESTABLISH PUBLIC HEARING DATE

On a Pierce-McLain/Eakin motion, the Board of Supervisors authorized that the Township Solicitor prepare the public notice and set August 26, 2009 as the public hearing date for public comments on the Comcast franchise agreement renewal.

The motion carried.

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#### DISBURSEMENT CHECK SIGNING

#### Signature Cards

On a Pierce-McLain/Eakin motion, the Board of Supervisors authorized the signing of checks and necessary signature cards by the Chairman, Vice-Chairman, Township Manager, and Assistant Township Manager for the remainder of 2009, effective September 1, 2009.

The motion carried.

#### Orrstown Bank Cash Management Online Users

On a Pierce-McLain/Griffie motion, the Board of Supervisors authorized the Treasurer and Assistant Treasurer as online users of the Orrstown Bank Cash Management site for all features except the Bill Pay feature.

The motion carried.

#### Position Bonds

On a Pierce-McLain/Eakin motion, the Board of Supervisors authorized the purchase of bonds for the Township Manager and the Assistant Township Manager in the amount of \$150,000 per person for the remainder of 2009 and cancellation of the Township Manager's bond in the amount of \$5,000.

The motion carried.

#### HEALTH BENEFIT EXPENDITURES – JULY

On a Pierce-McLain/Eakin motion, the Board of Supervisors approved the health benefit expenditures for July 2009.

The motion carried.

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CAPITAL BLUE CROSS  
GENERIC DRUGS REWARDS  
PILOT PROGRAM AND  
SAVINGS OPPORTUNITY

On a Griffie/Eakin motion, the Board of Supervisors ratified the action taken to participate in the Capital Blue Cross Generic Drugs Rewards Pilot Program and Savings Opportunity with no cost to the Township.

The motion carried.

ONLOT SEPTIC PUMPING  
AND INSPECTION  
ORDINANCE – WAIVER  
PROVISION

On a Griffie/Eakin motion, the Board of Supervisors authorized that the Township Solicitor prepare the public notice and advertisement for public comment and set September 23, 2009 as the date for consideration of adoption of Ordinance No. 15 of 2009, Onlot Septic Pumping and Inspection Ordinance – Waiver Provision.

The motion carried.

MILLFORDING HIGHLANDS –  
STREET VACATION

On a Pierce-McLain/Griffie motion, the Board of Supervisors authorized that the Township Solicitor prepare the public notice and advertisement for public comment and set September 23, 2009 as the date for consideration of adoption of Ordinance No. 14 of 2009, Vacating a portion of Millfording Road.

The motion carried.

WALNUT POINT PHASE I,  
97-12F – STREET  
DEDICATION

On a Griffie/Eakin motion, the Board of Supervisors established a maintenance guarantee in the amount of \$66,174.52 and accepted the deed of dedications for portions of Stone Run Drive and Bittersweet Road and for additional Right-of-Way on Mulberry Drive.

The motion carried.

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PENINSULA PHASE III  
AGREEMENT, 1995-1F-  
LETTERS OF CREDIT  
RELEASE REQUEST

On a Pierce-McLain/Griffie motion, the Board of Supervisors approved the release of the following Letter of Credit:

D01802 \$204,189.96 Peninsula III, site work

The motion carried.

On a Pierce-McLain/DiFilippo motion, the Board of Supervisors approved the release of the following Letters of Credit:

D01803 \$ 23,058.75 Sample Bridge Road Widening, Phase III  
D01804 \$ 29,587.25 Sample Bridge Road Widening, Phase II  
D01805 \$ 10,265.00 Sample Bridge Road Widening, Phase I

The motion carried.

CUMBERLAND VALLEY  
SCHOOL DISTRICT, EAGLE  
VIEW SYNTHETIC TURF  
FIELD, SW2007-19 – LETTER  
OF CREDIT REDUCTION  
REQUEST

On a Pierce-McLain/Eakin motion, the Board of Supervisors released the Letter of Credit in the amount of \$434,313.28 for the Cumberland Valley School District, Eagle View Synthetic Turf Field, SW2007-19, conditioned upon the submission of as-built plans.

The motion carried.

LONG LANE STORAGE,  
LD2007-15F – LETTER OF  
CREDIT REDUCTION  
REQUEST

On a Pierce-McLain/Eakin motion, the Board of Supervisors released the Letter of Credit in the amount of \$42,844.98 upon the construction of the dumpster pad enclosure and removal of the filter fabric fence.

The motion carried.

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SUN MOTOR CARS, LOT 10,  
LD2008-10F – LETTER OF  
CREDIT REDUCTION  
REQUEST

On a Griffie/Eakin motion, the Board of Supervisors approved a reduction in the Letter of Credit to a balance of \$93,554.65 for the Sun Motor Cars, Lot 10, final land development plan, LD2008-10F.

The motion carried.

HILLSIDE FARMS PHASE 5,  
2006-18F – LETTER OF  
CREDIT REDUCTION  
REQUEST

On an Eakin/Griffie motion, the Board of Supervisors approved a reduction in the Letter of Credit to a balance of \$183,177.43 for the Hillside Farms Phase 5, final subdivision plan, 2006-18F.

The motion carried.

90 WEST MAIN STREET,  
2004-10F – ESTABLISHMENT  
OF LETTER OF CREDIT

On an Eakin/Griffie motion, the Board of Supervisors approved an Improvement Guarantee in the amount of \$28,404.93 for 90 West Main Street, final subdivision plan, 2004-10F, in a form acceptable to the Township Solicitor.

The motion carried.

MUNICIPAL BUILDING  
PROJECT

On a Pierce-McLain/Eakin motion, the Board of Supervisors authorized the preparation of an Energy Grant for renovations to the existing building with the submission contingent upon the Township's ability to withdraw the application or reject the grant award.

The motion carried.

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On a Pierce-McLain/Griffie motion, the Board of Supervisors approved the solicitation of proposals from a Certified Commercial Investment Member to conduct an economic analysis on the various options for meeting Township space needs. Supervisor DiFilippo and Mr. Cook will draft a RFP for an independent analysis of options and present it to the Board for approval.

The motion carried.

On an Eakin/Griffie motion, the Board of Supervisors authorized Dawood Engineering to provide a bid proposal for conducting a geotechnical data investigation and report for the August 26, 2009 meeting.

The motion carried.

The Board directed staff to invite Mr. Thomas Posavec of Landmark Realty to the August 26, 2009 meeting to discuss the listing agreement on 1300 Bent Creek Boulevard to include the operational costs and condition of the property and the specifics of the tenant leases and to answer any other questions that may arise.

### LIAISON/PRIORITY REPORTS

Supervisor Griffie reported the Police Department did child ID's at the New Kingstown Fire Company Festival, and a public relations event for K-9 Bruder. The Township thanked Wegman's for providing the food and to Mr. Wayne Stevenson for installing the canine barrier inside the K-9 vehicle. The Recreation Advisory Council is working on a 5-year strategic plan and has recommended no change in the dogs in parks policy until after the one-year trial at Willow Mill and Pleasant View Parks.

Supervisor Eakin reported the Zoning Hearing Board approved the Assisted Living Facility at Bent Creek to build an extension to the Alzheimer's/Dementia Care Unit that will encroach into the side yard setback and exceed the maximum lot coverage requirements for the site. The Zoning Hearing Board also approved the Team Rahal of Mechanicsburg, Inc., Toyota, Scion, and Lexus dealership's to exceed the maximum permitted sign area. She also reported that the Authority is discussing options for funding the financial obligations for participating in the Mechanicsburg, Hampden, and Middlesex treatment plan upgrades.

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Supervisor DiFilippo reported that the Planning Commission forwarded the 114 Associates plan to the Board of Supervisors after recommending the denial of 2 of the waivers. The Planning Commission also forwarded the Crossroads at Walden with a recommendation for denial and Kollas U-Store has withdrawn its plan. The Business Advisory Council is working on a welcome pamphlet for businesses that will soon go to the Board for its approval. The Veterans Memorial Committee raised over \$600 from the New Kingstown Fire Company Festival and the Open Design Project proposals are due on September 16<sup>th</sup>. Supervisor DiFilippo mentioned that the Health Insurance Committee will meet on September 3<sup>rd</sup> to discuss the health insurance for 2010.

### MANAGER'S REPORT

Mr. William Cook gave the following Manager's Report:

On July 29, 2009 attended a meeting regarding the Act 24 Appalachian Trail requirements. Guidelines are expected in October.

On a Griffie/Eakin motion, the Board of Supervisors authorized writing a letter of support for the Cumberland County Economic Development's application to become an Area Loan Organization (ALO) and Industrial Development Corporation (IDC).

The motion carried.

### RESOLUTION 2009-16 – WEST SHORE TAX BUREAU AS THE COUNTY-WIDE COLLECTION SYSTEM

On a Pierce-McLain/Griffie motion, the Board of Supervisors adopted Resolution 2009-16 recommending that the West Shore Tax Bureau be designated as the County-Wide Tax Collection agency.

The motion carried.

### OTHER PERTINENT BUSINESS

Supervisor Eakin questioned if the Township could enforce a No U-Turn sign at the traffic signal in front of the Sheetz on the Carlisle Pike. Mr. Bony Dawood will approach PennDOT regarding this matter.

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Supervisor Pierce-McLain questioned if the Township could pay \$50.00 to remain a member of the Cumberland County Association of Township Officials. The Board agreed to pay the membership but attendees would have to pay for their own luncheon.

EXECUTIVE SESSION

The Board recessed to an Executive Session to discuss the Sentry Select ligation at 10:10 pm and returned at 10:22 pm.

ADJOURNMENT

There being no further business or comments to come before the Board, the meeting was adjourned at 10:23 pm by general consensus.

Recorder: \_\_\_\_\_  
Kathy Kramer

APPROVED: \_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary