

**UPPER ALLEN TOWNSHIP
BOARD OF COMMISSIONERS MEETING 2 – 6:30 P.M.
May 18, 2022**

COMMISSIONERS

Kenneth M. Martin, President
Richard A. Castranio, Jr., Vice President
Virginia M. Anderson, Assistant Secretary
James G. Cochran, Assistant Secretary
Jeffrey M. Walter, Assistant Secretary (absent)

TOWNSHIP OFFICIALS

Scott W. Fraser, Township Manger
Kelly Palmer, Assistant Township Manager
Andrew Parsons, Police Chief
Jen Boyer, Community Dev. Dir.
J. Stephen Feinour, Solicitor
Barry Cupp, Sewer Dept. Director
Jason Reichard, Township Engineer
Tom Shumberger, Fire Chief

CALL TO ORDER

President Martin called the Board of Commissioners regular meeting to order at 6:32 p.m. A moment of silence was held, and the Pledge of Allegiance was recited by all. Roll Call was taken by Mr. Fraser. Commissioner Walter was absent.

CONSIDERATION/APPROVAL OF MEETING MINUTES

President Martin asked for any comments or corrections to the Minutes of the April 20, 2022 Board of Commissioners Meeting. There were none, and Commissioner Anderson made a **MOTION** to approve the Minutes of the April 20, 2022 Board of Commissioners meeting, **SECONDED** by Commissioner Cochran. The motion carried unanimously.

CONSENT AGENDA

Commissioner Anderson made a **MOTION** to approve the Consent Agenda as follows, **SECONDED** by Commissioner Cochran. The motion carried unanimously.

Consideration/Approval of Staff Reports
Consideration/Approval of Bills in the Amount of \$1,012,218.40
Financial Security Reduction for Pennington Farms, UAT File #07-12-3A and 7-12-3B

PUBLIC SAFETY COMMITTEE

FIRE DEPARTMENT UPDATE

Chief Shumberger said their chicken BBQ sold out in 1.5 hours. They are ahead of calls from last year at 50 calls this month. There has been a drop of manpower with an average of seven per call.

POLICE DEPARTMENT UPDATE

Chief Parson said their new car has arrived and they are getting it ready to replace a current car. He shared that there is a new sheet on the back of his report listing all the PR events that they have done

Mr. Fraser provided a memo related to the water pressure conditions at Mechanicsburg Area School District. (Attached to the minutes) Mr. Saunders of Veolia stated that the net gain for the school will be 20 pounds of additional pressure and everyone in the district will see the same increase.

The agreement for placement of wording on the tower will be good for ten years and then be on autorenewal every five years. The only thing the Township would be responsible for in the future is if the tank needs to be repainted. All other maintenance is the responsibility of Veolia. Discussion occurred about the possibility of increasing the initial term to 15 years.

Mr. Fraser said that prior to the signing of the agreement, the length of the agreement needs to be discussed and determined whose policy it is that states there cannot be exclusivity to signage on the tower.

Eric Fairchild, of 1224 McCormick Road, stated that he does not believe there is enough public awareness about the project and how it will affect the community. He stated he understands that the school needs it but would call it mission creep where the larger project will affect the broader community and his main concern is that the Township is adding to the development pressure that we already face by contributing to the project. He is concerned about subsidizing private development which he says in his experience comes back to bite you and lead to other costs such as roadway and sewer. Mr. Fairchild said that when he was on the school board, the only development he saw that ever paid for itself was warehouses. He wanted to know if it was able to increase the number of residential units. President Martin said he does not think the tower or what is being proposed is going to add to development because development is already controlled by zoning and all the area that is affected by this footprint is already zoned for more development as it can be properly fit in. He said he does not see how this will increase development. The development in that intersection and the available open space around Shepherdstown is already there to happen.

Mr. Fairchild wanted to know if the new car wash was in this zone. Ms. Boyer confirmed it was not. Ms. Boyer also stated that we do not require connection to public water in Shepherdstown. They can continue to use well water for as long as they can and want to. President Martin said it will bolster the whole water system for this area of the township. Mr. Fairchild said that he got his question answered in that it is going to bolster the whole system. He said it is going to benefit the car wash and there were legitimate concerns raised about the car wash. He noted it was a separate issue, but the public could very well conflate the two when they appear.

Commissioner Cochran said the car wash does not need more water pressure. He stated that they will get some, everybody in the system will get some, but it is not for the car wash. Commissioner Cochran has learned that the owner of another car wash that came to a Township meeting to contest the ModWash in Upper Allen Township, is also faced with another car wash being approved in Lower Allen Township, two blocks from his current location.

Mr. Fairchild said he does not think it is wrong to say, be prepared for the public to conflate the water tower with the car wash. Commissioner Cochran said the Township was talking about this project before the car wash ever appeared. Mr. Fairchild said that Suez is a multi-billion-dollar public utility that is capable of recovering all of its cost through the rate making process and he does not know why Upper Allen Township as a public body needs to be contributing and that it would raise the issue of this private inurement. He asked who the other parties to the agreement are.

There was nothing to report.

Capital Region COG Update

There was a meeting this week.

Mr. Fraser will check on the distribution of the monthly reports.

Municipal Advisory Board (MAB) Update

There was nothing to report.

Pennsylvania State Association of Township Commissioners (PSATC) Update

There is a meeting on May 21 at the Sheraton. Mike Miller is speaking and there will be a tour of the FedEx building.

Commissioner Cochran publicly wished John Fetterman well.

The meeting was adjourned at 7:35 p.m.

An executive session was held for solicitors' advice and contract issues.

PUBLIC COMMENT
EXECUTIVE SESSION
NEXT ORDINANCE: 819
NEXT RESOLUTION: 1071

GL Account Number Descriptions	
Account Number and Fund	Description
31-439-650 Permanent Improvement Fund	Road Improvements
35-439-000 Liquid Fuels Fund	Highway Construction & Rebuilding – Streets and Roads
08-421-316 Sewer Operating Fund	Sanitary Sewer and Manhole Repairs, Rehabilitation and Improvements
05-429-540 Stormwater Reserve Fund	Stormwater Infrastructure Improvements
38-454-732 Park Improvement Fund	Pavement Repair/Path Extension