

**MINUTES
UPPER ALLEN TOWNSHIP
BOARD OF COMMISSIONERS MEETING 2 – 6:30 P.M.
August 17, 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

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 (Absent)
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.

PRESIDENT'S ANNOUNCEMENTS

President Martin said the Board had an executive session prior to the meeting and no action was taken.

CONSIDERATION/APPROVAL OF MEETING MINUTES

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

CONSENT AGENDA

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

Consideration/Approval of Staff Reports
Consideration/Approval of Bills in the Amount of \$462,065.93

PUBLIC SAFETY COMMITTEE

FIRE DEPARTMENT

Chief Shumberger said that he was at Appleton to approve the blueprints for the fire department's

new ladder truck. They could not guarantee delivery by August 10, 2023, but they are on track for it. Commissioner Cochran asked if there were any issues with the current truck. Chief Shumberger said that it is good and that it will be certified which will help the resale value. Last month they had 52 calls averaging eight volunteers per call. The station dedication is on September 10th. Sheryl Delozier will be there. The Fire Marshall will do a follow up and make sure things were rectified regarding the fire at 207 W. Lisburn Road. The need for a fire hydrant near Bowmansdale was discussed. Vice President Castranio wanted to know why the Fire Company went to Harrisburg. Chief Shumberger said it was the night there was an apartment building fire. At those times, Lower Allen normally does transfers, but they were unavailable, so Upper Allen went to Station #2. That was the first time in his memory that they did it.

POLICE

Chief Parsons said that there was an incident this past Sunday where an elderly victim was struck in the head. There is more information on the website.

EMT

President Martin said there was a public safety committee meeting, and an EMS report was included in the meeting packet. Commissioner Walter said that EMS is struggling with manpower.

PLANNING AND ZONING COMMITTEE

CERTIFICATE OF APPROPRIATENESS FOR 814 MCCORMICK ROAD

The property owners of 814 McCormick Road have applied for a Certificate of Appropriateness to replace the front door, and to replace old windows and remove the storm windows. The property is located within the Township's Low-Density (R-1) Zoning District and the Yellow Breeches Municipal Historic District.

HISTORY OF THE PROPERTY

The only known architectural history of the property is displayed in the 1976 booklet of Early Architecture in Upper Allen Township. The booklet reads, "The home was built as a frame structure by Abraham Waggoner circa 1780. It was a 3-bay asymmetrical façade house with an end chimney".

In 2008, an addition to the property was constructed to connect the main home to a smaller accessory building. The addition's infrastructure was built to match the appearance of the smaller accessory building and to complement the appearance of the original home. The addition included asphalt shingles and wood trim to replicate the original structure's facade. Wood frame windows, fiber cement siding and brownstone veneer were also used to resemble the appearance of the home.

In 2021, the current owners received approval to construct a 17' x 12' addition off the kitchen on the rear of the home, with conditions: wood windows were to be installed instead of vinyl; the roof must be a standing seam metal roof or asphalt shingles, and the overhang on the addition must match in depth and style of that of the brick house.

APPLICANT'S REQUEST

The HARB reviewed the following requests at their July 19, 2022, meeting.

1. Front door. The Applicant is questioning permission to replace front entrance door. The door would be replaced with another wood door with windowpanes to match the existing storm door.

Staff Comments

The existing wood door is in disrepair. Staff has no issues with replacing the wood door in kind and including glass openings on the door that could match the other exterior doors on the home.

HARB Comments

Some HARB members suggested that the property owners should keep the original door stored in the house for any future homeowners who may want to be repurpose the door.

HARB members also had some initial concerns regarding the use of glass in the door. They felt it created a different visual effect for the historic value of the home. The glass panels may affect security of the home compared to a solid wood door. Board members also said that if a glass door were permitted, they'd like to see solid glass and no grilles/slash dividers in the glass.

HARB recommended approval of the request to replace the existing exterior wood front door with another exterior wood door. The door shall have solid glass panels which match that of the existing storm door, as presented. Each of the two glass panels shall consist of solid glass and contain no window grille.

2. Windows. The Applicant would like to replace 24 windows in the home. The current windows are in poor condition, cracked or broken, etc. The Applicant requests approval to install white vinyl windows with grilles that match the existing windows.

Staff Comments

It appears the windows on the additions were of alternate materials meant to blend in with the original home. The replacement of other windows with alternate materials would not be detrimental to the additions on the home.

There are only 19 windows which can be seen from McCormick Road. The remaining five windows can be of any material. Certificates of Appropriateness are only for improvement which can be seen from a public street or way. HARB's suggested motion has been modified to reflect this consideration.

Since 2015, the Township has allowed the use of alternative window materials, such as vinyl, so long as they were designed to retain the character of the property or district. Other acceptable materials included wood, aluminum clad, and fiberglass windows.

In 2021, the owner was required to use wood windows on the addition, to which staff suggests keeping with the same material. Staff also suggests the window grilles be placed between the glass and the number of panes on the existing windows match that of the new windows.

HARB Comments

The Applicant expressed concern of the presence of lead paint during the HARB meeting. HARB members asked if any tests had been done to confirm the presence of lead paint. At the time of the meeting, no formal tests had been performed. A suggestion was made to consider purchasing an inexpensive at-home test to confirm the presence of any lead.

Some HARB members expressed concern about the use of vinyl windows because vinyl was not an original material used when the home was constructed. There was concern about the thickness of the jams when replacing the window and if it could be noticed from the street. Others were concerned vinyl is a petroleum-based product and not recyclable. One HARB member felt that the windows should be replaced in kind, even if that meant replacing one or two windows each year. One HARB member felt the material was insignificant if the window looks the same from the exterior and a cheaper material allows the property owner to maintain the property.

Suggestions were given on how to properly repair the wood windows or use alternative materials. The Applicant expressed a desire to replace the windows with vinyl windows because of overall cost, would be virtually maintenance free over an extended period, would be energy and cost efficient, would remediate the lead paint issue, and would not adversely affect the outside aesthetic look of the home.

CERTIFICATE OF APPROPRIATENESS

Section 10 of Chapter 155 of the Township Code states the Board shall consider applications for Certificates of Appropriateness. The Board shall consider factors regarding the application as set forth in Section 155-9.C of the Township Code and the recommendation from HARB.

If the Board approves the application, it shall issue a Certificate of Appropriateness, which then authorizes the Building/Zoning Officer to issue a permit for the work covered, as stated in Section 155-10.D of the Township Code. If the Board disapproves the request, it shall do so in writing and copies shall be given to the person(s) applying for the permit and to the Pennsylvania Historical and Museum Commission within five (5) days after the decision is made. The disapproval shall indicate what changes in the plans and specifications would meet the conditions for protecting the distinctive historical character of the district, as stated in Section 155-10.E of the Township Code.

Ms. Boyer said that in the memo to the Commissioners, it said you should only be looking at the windows which are visible from the right-of-way. That was a mistake, the ordinance and past cases of HARB and the Board have looked at all windows based on the way the ordinance is written. When HARB heard the case, the recommendation that you have on your report is what HARB presented as their recommendation. Originally, we were saying that you should possibly exclude some of the windows. Staff opinion is that you can consider alternate materials if you wanted to for windows that are visible from the public right-of-way vs which are not, but the ordinance does not exclude you from considering those which are not visible because it is part of the structure as a whole.

Ms. Boyer said there is also other criteria looking for any alterations or reconstruction or erection on an historic property. There are three criteria that HARB reviews and it is the effect of the change upon the general historic and architectural nature of the district, the appropriateness of the

architectural features and then the design arrangement of texture and material and so forth as it relates to the structure and those of similar buildings or structures in the district.

President Martin asked how many windows there are. Ms. Boyer said there are 24 total and 19 are visible from McCormick.

Chinh Pham, of 814 McCormick Road, said that he is in agreement with suggestions for the front door and also for the windows in the right-of-way. Commissioner Cochran said that there are three different levels of windows that could be used. The ones in the suggestion are for the middle level and that HARB and the applicant were okay with that. The style is consistent with what is in there now.

President Martin said that you can get good vinyl materials that you cannot distinguish and wanted to know why they cannot use high quality vinyl. Ms. Boyer said it was just trying to retain the character of the property and when the house was built, vinyl was not used. It was mentioned in HARB that there are ways to properly repair the windows as opposed to a full replacement. HARB is taking the position that the actual material is important.

Commissioner Cochran was at the HARB meeting and recalls that one member of the board insisted that the windows be wood, one was okay with vinyl, and they settled in the middle. President Martin said that we are asking Mr. Pham to spend \$8,400 more than if he used vinyl and that in his experience, you cannot tell the difference because there are many composites that look genuine. President Martin asked if the Board of Commissioners could accept, reject or alter the recommendation from HARB. Ms. Boyer said that the Board can take their recommendation or make their own decision. Commissioner Walter asked if as the Board, we are saying we want to change the motion and want to allow vinyl windows? Commissioner Walter said that while he appreciates everything that HARB does, he gets concerned that cost is not figured into what they decide, and he thinks that every attempt should be made to make them appear the same if done in vinyl. He said he thinks the number of panes, and everything should match, but he does not think the Board should say what material. Mr. Chin said there are a lot of expenses in maintaining the property and appreciates that the Board is considering cost.

HARB was adamant that the replacement door be wood and match the storm door.

Vice President Castranio said that HARB is concerned about thickness of jams and asked the contractor if he could make vinyl work. Ted Zinn, the contractor from 1408 Marine Drive, Harrisburg said that no matter what the material, they would be slightly smaller. Commissioner Cochran said that no matter what material you use, there is a slight reduction.

Phil Walsh, of 443 McCormick Road, thinks that the structure is close enough to the road that it would be very evident to anyone. He said he has gone through something similar, and he is not going to object, but it should be considered.

President Martin said that even the recommended grade from HARB is vinyl on the outside.

Eric Fairchild, of 1224 McCormick Road, said he seems to remember that the vinyl windows, have grids in the middle and that becomes what is visible from the road. Commissioner Martin said that you can get them with the grids on the inside or outside. Mr. Fairchild stated that his preference is that the grid be on the exterior.

SUGGESTED MOTION

Move to grant a Certificate of Appropriateness for 814 McCormick Road to allow the property owner to:

Commissioner Anderson made a **MOTION** to grant a certification of appropriateness for 814 McCormick Road to allow the property owner to replace the existing exterior wood front door with another exterior wood door. The door shall have solid glass panels that match that of the existing storm door, as presented. Each of the two glass panels shall consist of solid glass and contain no window grille, **SECONDED** by Commissioner Walter. The motion passed unanimously.

Commissioner Anderson made a **MOTION** to grant a certification of appropriateness for 814 McCormick Road to allow the property owner to replace all windows with either wood, aluminum, or vinyl on the choice of the owner, **SECONDED** by Commissioner Walter. The motion passed unanimously.

There is a planning commission meeting on August 29th at 7:00 p.m.

PUBLIC IMPROVEMENTS COMMITTEE

We have received a letter from the Homeowner's Association of Arborfield. The roadway was treated and the area where it was depressed was fixed. They wrote the Township a letter of thanks.

Commissioner Cochran said a traffic study was done for Elmwood. It has been approved and the signs will be changed. It will be ready before schools starts.

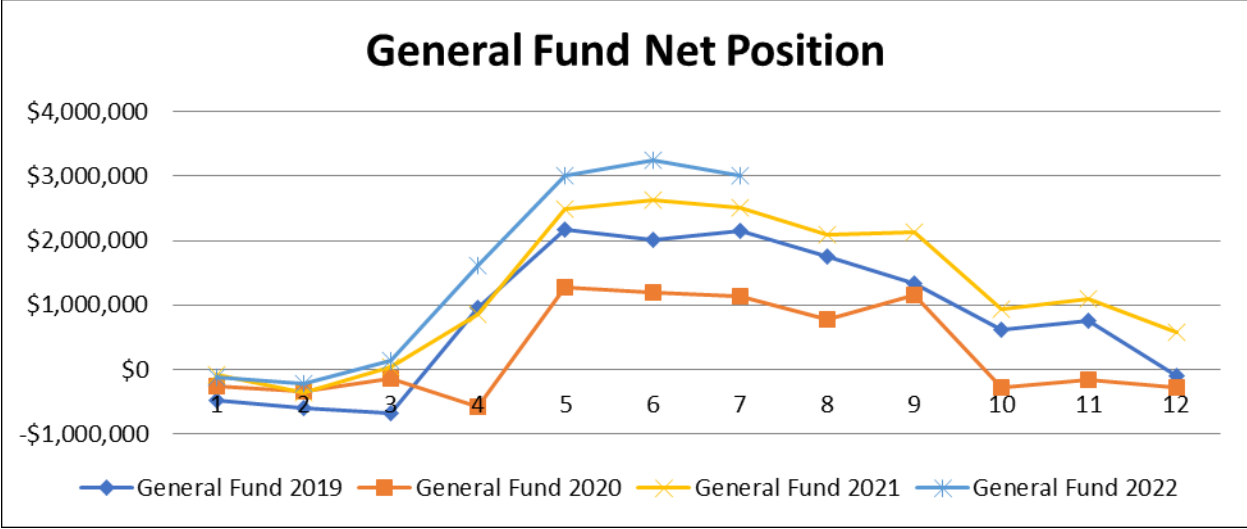
SANITARY SEWER SYSTEM

There was no report.

ADMINISTRATION COMMITTEE

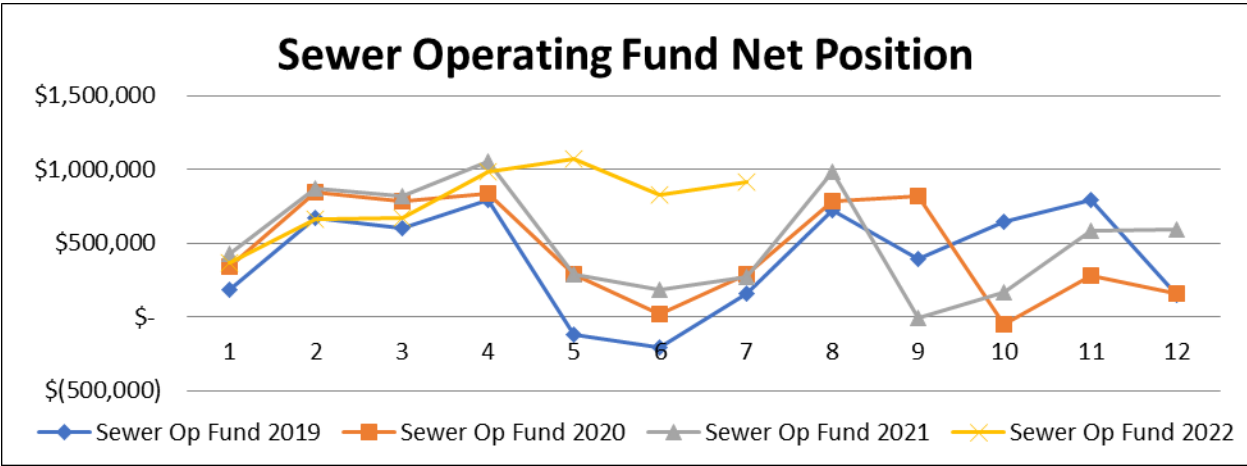
BUDGET UPDATE WITH SUPPLEMENTARY LOCAL EIT INFORMATION

The information presented in this report is based on historical numbers generated in 2019, 2020, 2021 and year to date 2022. In this report Ms. Parmer focused on the two main operating funds (General and Sewer Operating).



At the end of July, General Fund Expenditures (all expenditures plus transfers) of \$872K exceeded General Fund Revenues of \$629K by \$243K. This matches prior year trends, with 2022 exceeding net position for 3 out of the last 3 years. Revenues in July were mostly made up of Real Estate Taxes and Earned Income Tax. Most expenses are personnel related.

Overall revenue and expenditure positions in July are \$7,617,211 (an increase of 6.7% compared to 2021) and \$4,604,297 (an increase of 1% compared to 2021) respectively. Most of the difference is attributed revenue in Earned Income Tax and Real Estate Taxes. Earned Income is being collected at the highest level it's ever been at this point YTD. Expenditures remain level when compared to previous years. We expect a slight dip in net position in August as revenues drop off, leaning on Earned Income Tax. Expenses are expected to remain relatively the same.



The Sewer Operating Fund had a slight increase in position in July, with total position continuing its net surplus in the amount of \$911K. The trend is consistent with previous years trends. Most of the revenues collected were sewer rentals.

Most of the July expenditures were personnel and insurance related.

At this point in 2022, the Township expenditures are being managed within budgetary constraints. None of Upper Allen Township's Funds are currently in risk of operating in a deficit; all funds' revenues (Revenue plus Fund Balance) exceed expenditures.

President Martin asked if the Township was seeing an increase in fuel costs and if we have enough budgeted. Ms. Palmer said there is enough budgeted and that they will look at trends for 2023.

Ms. Palmer presented a high-level presentation on Earned Income Tax to give us a better understanding of the Township's taxpayer base. Data from 2014 to 2021 was used as it coincided with when the County changed software. Ms. Palmer said that the onus is on the employer to get things correct. She said that the Township is trending upward even during the pandemic years. There was a 4% increase in 2020 and a 5% increase in 2021.

The average income tax per year is trending up. This is average income per filer, not the average per household or median income. Regarding taxable volume by number of taxpayers, we have a notable amount of people earning well above the national average. We have a net decrease in filers. Ms. Palmer said it would be interesting to follow up with this data and see what happens as we emerge from the pandemic.

Commissioner Cochran said that if people file with the wrong tax bureau, some bureaus do not automatically forward them. The money can just sit there until Cumberland County asks for it. President Martin is curious how COVID affected it. Ms. Palmer said that it could be related to layoffs, people moving or Messiah students not being on campus during COVID. Commissioner Anderson said that some people decided that they had to quit their jobs to stay at home with their children during COVID and that a lot of daycares were closed.

Ms. Palmer said we see a slight inverse relationship between total gross wages and the number of filings. One theory is that our population is changing and residents making more wages are moving in.

President Martin complimented Ms. Palmer on her work.

AUTHORIZATION TO ISSUE RFP FOR TOWNSHIP WEBSITE SERVICES

As part of planning for the Township's future IT infrastructure, we would like to discuss modernizing our website vendor service. The website is an essential information and communication tool to our resident constituency.

It is staff's position that we have outgrown our current website vendor and current processes are administratively burdensome and complex. We currently use a boutique vendor service and would like to explore a larger scaled option.

Ms. Palmer has drafted an RFP for Admin Committee review and identified an initial workgroup to move the project and implementation forward smoothly.

Ms. Palmer would like to request authorization to put this RFP out to 3 vendors (Revize, CivicPlus, Granicus) at the August 17th BOC meeting.

Commissioner Cochran made a **MOTION** to authorize the appropriate Township staff issue an RFP for a professional website service to the vendors listed above, **SECONDED** by Commissioner Castranio. The motion passed unanimously.

APPOINTMENT OF RIGHT-TO-KNOW ALTERNATE

Under the Pennsylvania Right-to-Know Law, agencies are required to designate an official or employee to act as the Open Records Officer and another as alternate. With the position change of Sherie Minich, her replacement, William Schucker will take the position of alternate.

Commissioner Cochran made a **MOTION** to appoint William Schucker as the Upper Allen Township Alternate Open Records Officer, **SECONDED** by Commissioner Anderson. The motion passed unanimously.

AUTHORIZATION TO ADVERTISE FOR TRASH/RECYCLING CONTRACT

The current contract with Republic Service is coming to an end in December of this year. Republic Services has been the trash collector provider for the Township since 2010. Residents currently pay \$66.06 per quarter for a total of \$264.24 per year for residential trash and recycling services.

We have received and incorporated comments from Justin Miller, Recycling Coordinator at Cumberland County where appropriate. Mr. Miller felt that the Township may receive a lower bid if we require all residents to utilize the issued wheel carts due to the automaton in the trash collection industry. This recommendation was left out of the attached advertisement to allow for additional conversation on this topic and can be included if viewed favorably by the Board.

Attached to this memo is an updated version of the current contract for your review plus some additional information related to surrounding municipal trash contracts that Heather pulled together. If approved, the bidding will close on October 14th and the Board will be in position to act at their second meeting in October. (After this meeting, it was determined to move the bidding close date to September 26, 2022 as all of the materials were ready.)

We will now require residents to use supplied wheeled trashcan for refuse. We will also require supplier to provide smaller trashcans if requested. President Martin asked if we could do the same for recycling. We will request that 64-gallon wheeled carts be provided and the option for 32-gallon carts to be requested. Calls will be required for all large pick-up items.

Vice President Castranio asked if we are expecting the cost to go up. Mr. Fraser expects it to be in the range of \$75-\$88 per quarter. Requiring the service provider to provide options will increase costs. It will come down to how many bidders.

Commissioner Cochran made a **MOTION** to authorize the appropriate Township Staff to advertise for trash/recycling services as amended, **SECONDED** by Commissioner Walter. The motion passed unanimously.

AUTHORIZATION/APPROVAL TO USE ATS TRAFFIC SIGNALS AS OUR TRAFFIC

SIGNAL COMPANY

On July 29th, the Township was notified by its longtime traffic signal maintenance contractor, PERCS, that they would be shutting down operations on August 12th. On August 5th, PERCS notified the Township that it would be suspending operations immediately due to a lack of workers. PERCS has serviced the Township for well over twenty years. Since the suspension of services from PERCS, Township Management arranged with local traffic signal maintenance contractor, ATS Ins., to cover any emergencies that may occur until a permanent contractor can be secured.

In an effort to secure a permanent contractor, management solicited written quotes from ATS Inc., out of Camp Hill, Signal Service Inc. out of West Chester and Herr Signal and Lighting Company out of Grantville. We received proposals from ATS and Signal Service. The proposals are attached for your review.

Based on a review of the proposals and neighboring municipalities experience, I am recommending that the Township look to contract with ATS Inc. ATS Inc. Received excellent recommendations from Lower Allen Township management and Police. Additionally, they are a locally established company while Signal Service is just opening an office in the area. Based on the proposals, the overall costs related to ATS will be higher than our previous contract and the proposal from Signal Service. The additional cost includes routine preventative maintenance/inspections which are scheduled twice yearly. This item was not included in the Township's previous contract. Overall, I feel the additional cost is worth it for a known commodity. Annual cost for the contract will be \$18,000, not including any insurance claims or modification projects.

Mr. Fraser said the Township is not in the position to potentially wait hours for service. President Martin said he looked through the proposals and was impressed with the maintenance with ATS Inc. Vice President Castranio asked why the Township can choose and not bid. Mr. Fraser said we have always charged these out of liquid fuels, and we do not have to do that. We can charge it out of permanent improvements. This is a professional service provider vs a single object. Mr. Fraser proposes to pay for it out of permanent improvement and take those expenses that we would have paid for and switch those over to liquid fuels. The whole plan for next year is to simplify the liquid fuels expenditure to just road improvements. This way the state does not have to spend as much time auditing, and we can expend funds in a more tactical manner.

Commissioner Cochran said that he has received two thank yous for getting the Bowmansdale signal fixed. He expressed appreciation for Township employees flagging for the PERCS, the repair company. Mr. Fraser said that PERCS provided good service at a reasonable rate for well over 20 years.

Commissioner Cochran made a **MOTION** to authorize the appropriate Township Staff to sign a one-year contract with ATS Inc. for traffic signal maintenance services, **SECONDED** by Commissioner Anderson. The motion passed unanimously.

AUTHORIZATION TO ADVERTISE FOR SEALED BIDS FOR 1215 MCCORMICK ROAD RESIDENTIAL STRUCTURE

Over the last two years, the Township has been involved in a Master Planning process for development of the 1340 E. Lisburn Rd. property. During this timeframe, the Township has heard requests from the public indicating an interest in the purchase and relocation of the residential structure located at 1215 McCormick Road.

Staff has worked with the Township Solicitor to develop a recommended timeline for implementation and action steps for purchase of the structure through a sealed bid process (attachment 1).

Highlights in our proposed draft Advertisement (attachment 2):

- (1) In order to ensure that only qualified and serious bidders are considered, we recommend a requirement that bidders must submit a written letter/intent to bid and a \$5,000 Good Faith Deposit/Note to be held in escrow.
 - This will be returned to the bidder after the sealed bidding process is complete.
- (2) A walk through of the property will be held for pre-registered buyers only.
- (3) This process is for sealed bids. Not to be confused with a public auction.
- (4) After BOC approval, we plan to post advertisements in the Sentinel, our website and our social media pages. This goes above and beyond our minimum statutory requirement.

President Martin said that the Township will solicit sealed bids, but we are not bound to go through with the sale.

Eric Fairchild, of 1224 McCormick Road, asked that the Township delay an advertisement of the bids. He said he understands that Congressman Scott Perry is going to send a letter in support of preservation of the farmhouse. President Martin said it was received. Mr. Fairchild thinks the letter should be considered. Mr. Fairchild said that he had an understanding that the township was at least going to explore grant opportunities for the preservation of the farmhouse. He said it has only been two weeks since the issue has been before the board and the master plan was accepted. He stated that it seems to be moving way too fast. Mr. Fairchild said he does not know if a draft of the advertisement is available, and does not know how the Township is going to segregate economic interests between moving it and just salvagers. He believes preservation is the better route to go. Mr. Fairchild said he thinks the Congressman is looking at the broader picture of his district which he thinks encompasses 700 and some thousand people. He is looking at the proximity to Gettysburg. He has been trying to confirm how many of these two door German Georgian farmhouses are still left, restored to period and accessible to the public. He cannot seem to find any within a radius of the battlefield and 35 miles. So, there is just a broader picture and he thought all along, Lisburn, Fairview Township, Lower Allen the proximately of where the farm is, that it involves a lot of history from those communities as well. Mr. Fairchild does not know if the Commissioners have seen a list of civil war participants from basically McCormick Road and part of Lisburn. There were eleven of them and one substitute. They were all members of the Scherich, Lance, Lambert and Krall families. One was killed at the battle of Fredericksburg. Another one lost his arm.

Mr. Fairchild said he thinks it is mainly an issue of values here. He said his wife and he moved to McCormick Road and knew it was an historic district or most of it and that always had an appeal to them. Mr. Fairchild said that they had family friends, the Gary family, that brought a log home over

from Wormleysburg in the 1970's and put it on Arcona Road. He was aware of that and always admired how progressive Upper Allen was in recognizing its history. Mr. Fairchild asked that the Township at least understand those values. He said that in coming to the Township meetings, he always come away with everything the Township does is expensive. He said, it seems like if you can limit the scope of work or how you approach a project, you can control costs. He said he is frugal person and has done a lot of construction work himself. Mr. Fairchild thinks, just like the cooperative volunteer effort similar to what the Amish do, it could be applied to the farmhouse, and it would build community and be able to be cost effective. He said you would want to remove the additions by hand and suggested that maybe a crew of six people that could be volunteers, maybe supervised by Township Building Inspector or an architect such as Mr. Tilly could do it. It is basically taking it apart in reverse order of assembly. Mr. Fairchild said it would just take several weekends of this crew and waivers could be signed and it could be done on a volunteer basis. Mr. Fairchild quoted Matt Taylor of HARB saying that "if you get down to the original structure, you could see what you have and bring in some more historical experts."

President Martin said that Mr. Fairchild mentioned preservation and the Township is attempting to do that. President Martin said that you can relocate or you can disassemble and erect elsewhere. He said we talked about grants and we have talked about that repeatedly through some of our meetings, but he but does not recall, nor do his fellow Commissioners recall the conversation about seeking grants for the house. He said it was brought up from people in the audience. The Township does not have record of the Commissioners bringing it up. Nor should it come as a surprise because in the last minutes and he quotes "President Martin said a decision has not been made about what to do with the house. Several people have approached the Township about purchasing and moving the house. The Township is working with solicitors on how interested parties could give us a bid. The Township will follow the protocol required to dispose of public assets. He stated the Township will try to have the process and instructions available at the next meeting." Which President Martin said that we did. He also quoted "it does not mean the township is going to relocate it, it does not mean that we are going to restore it or take it down." President Martin said that all of those are options and what the Township is proposing tonight is to consider a process whereby we would solicit bids to see if in fact the interest that was express previously is still there, if it makes sense economically and then should it be relocated and/or reassembled. He mentioned before, we do not have to accept any of the bids. President Martin said he does not see anything the Township is doing tonight is in conflict with what the Township has stated before and he felt that he wanted to at least express his perspective of what was suggested was a misunderstanding.

Mr. Fairchild said that he does not get any sense that the Township pursued or investigated any grant funding for preservation. President Martin said that he did not, and he is not sure that staff did specifically. He said the Township has been pursuing funding for the park certainly and we have said repeatedly, that our first priority for external funding is to try to get the trail system built and operating.

Barbara Hockens, of 1450 Main Street, Lisburn, said she has lived in the John and Rachel Scherich House for the last 18 years. She encouraged the Board to explore any means possible to not only preserve that house but to keep it where it is and not move it. She said that the original Scherich tract was 106 acres, and it has been whittled down to 1.39 acres. She said that since she has lived there, she has seen development all around her and was powerless to do anything about it. She said it was upsetting, but she remained committed to the house and at their own considerable expense

have gone a long way in restoring it. Given the historical nature of this area, the four families that settled there, the four Scherich siblings. John Scherich was a very prominent member of the community, and he made a deposition on behalf of Daniel Drawbaugh for a supreme court case against Bell Telephone. She said what she would like to leave the Township with is this... once it is gone, it is gone and that is why she would encourage the Township to try to restore the house back to what it was. She knows it is not much to look at right now, but neither was her house when she bought it. She would like to invite the Commissioners over to see her house and you are welcome to come. She gave the recording secretary her phone number. She thinks if the Commissioners saw this house, and what she has done with it, it might spark the imagination of the commissioners and what could be in the park. Her final thought is that her husband and her were driving back from Colorado and as you are driving along the interstates, you always see signs for the historic district of this town and that town. What is part of that historic district are buildings. She thinks people crave seeing that because that is our history, that is our sense of community. She would encourage the Township to look at it this way. She knows it is money, but there are other important considerations to be had.

Phil Walsh, of 443 McCormick Road, referred to the Township's Comprehensive Plan. Chapter 3 Environmental Cultural Resources: To support the identification and designation of properties of national state and local historic significance. Chapter 2 Population and Housing: To rehabilitate and preserve significant historical residential structures. He said this structure fits the bill. He encouraged the Township to delay the solicitation of bids and keeping the structure in place.

President Martin said he is not sure Mr. Walsh's suggestion is in conflict with what the Township is doing. He said the Township is trying or attempting to perhaps keep options open but move forward on getting something more permanent done with the house.

Mike Goetz, of 1117 McCormick Road, asked if the sealed bids are considering renovating in place. President Martin said no, it is to physically move the structure or disassemble. Mr. Goetz said that preserving the house would add value to the park. He said the Township has addressed a lot of concerns in the design and that he appreciates that.

President Martin said he thinks the Township is allowing for that because there have been multiple people who have expressed interest in purchasing and/or relocating the house, some in this room. He thinks that if Mr. Goetz or one of the people here tonight did that, you could follow the example of the previous two speakers, who have restored a house and are part of that community. He does not think the Board can be faulted for not taking seriously, input that we have gotten. He thinks we have a way that will respond to what people have told us previously and can actually preserve just like Ms. Hockens.

Mr. Goetz said that having the house there as the farmstead as someone who is visiting the park has real value.

Jack Shambaugh, of 1236 McCormick Road, asked if the Township ever thought about selling the house with an acre around it. President Martin said you would have a non-township owner around the park. Mr. Shambaugh said you have people around it anyway. President Martin said that many have distance, and he is not sure you can accomplish that here. Mr. Shambaugh said that at one time all the property was laid off in building lots in the courthouse. President Martin said that the

Township is helping to save the farm by not enacting that. Mr. Shambaugh said he would still like to see the farm stay there. Mr. Shambaugh said that the last time, the Township said that there was water leaking into the house. President Martin said there was some from the roof. Commissioner Cochran said that where additions were put on that were not anchored properly and water found its way into the walls and the building itself. The concern is exterior wall integrity under some of the additions.

Eric Fairchild, of 1224 McCormick Road, requested that the letter from Scott Perry be included in the minutes. Commissioner Cochran said when the Township received the letter, he immediately contacted Scott Perry's office and he spoke with Chief of Staff, Lauren Muglia. She did some research and called Commissioner Cochran back. She apologized because there are policies in place that her office did not follow. At the end of their questions, they typically ask if there is another governmental entity involved and what their stance is. They also ask, what do I not know about this that I should know that may be an issue with the public. Commissioner Cochran said that he believed that neither one of those questions were asked to you, Mr. Fairchild. Ms. Muglia said the letter would not have been, should not have been issued without those questions being asked. She has told the Township that we can feel free to ignore the letter because it did not follow policy. Ms. Muglia said if you, Mr. Fairchild would like to contact the office again, she would be happy to go over the requirements of a letter like that with you. Ms. Muglia apologized that there was never any contact made with the township. Commissioner Cochran said Ms. Muglia was very embarrassed. Commissioner Cochran said it was a communication director who did not follow protocol.

Mr. Fairchild said that Ms. Muglia was not the person he talked to. He said he met Scott Perry at Save the Bridge. Mr. Fairchild said that Mr. Perry grew up in the area and he knows McCormick Road and maybe we need to go to the horse's mouth and talk to Scott Perry as to what he thinks because he signed the letter.

Commissioner Cochran said that there are a number of these requests that come in and that a person in Mr. Perry's office gave it to Mr. Perry to sign before all the research was done. They did not follow all the questions on this letter, and they gave it to Scott to sign and she is embarrassed because there was no contact with the Township and there was no hearing of the Township's side of the issue and that should have happened before the letter was issued.

President Martin said he was shocked because to have a congressman comment on an issue in our township and the governing board know nothing about his interest or participation or the fact that he was supporting something, just seems like an odd sequence of events. President Martin said now that he knows it was a mistake, he has regained respect for Mr. Perry's office. President Martin said His opinion was that it was a breach of protocol. Commissioner Cochran said that was Ms. Muglia's opinion and she apologized profusely. She said the letter should not have gone out without hearing both sides of the story and they did not contact the Township.

Mr. Fairchild said he is a little familiar with the political process and he followed the Township process all along and really tried to roll with a lot of ideas. Commissioner Cochran said it is not Mr. Fairchild's fault at all. Mr. Fairchild said the website has been out there and it has just been well over a year since he met Scott. He thinks that Scott Perry was also at the dedication of Lincoln Cemetery, and he is personally familiar with it and has knowledge of McCormick Road. President Martins said that notwithstanding, he does not want this meeting to focus on Scott Perry and his

letter, but Mr. Fairchild brought that up several times in his comments, so he thought it was fair to let him know that the Township has their in-roads to Scott Perry as well and that is what we found.

Mr. Fairchild said that nobody wants to overstep the Township doing its process from that level, that was his understanding, and he just thinks he is weighing in on the preservation aspect of the farmhouse and hopefully being complimentary toward the overall plan which he thinks many of us are with how it is developed.

Mr. Fairchild gave the Recording Secretary a list of civil war people.

Commissioner Cochran made a **MOTION** to authorize the appropriate Township staff to advertise the house located at 1215 McCormick Rd. also known as known as 1340 E. Lisburn Road for sale pursuant to sealed bids and under the terms and conditions talked about this evening, **SECONDED** by Commission Walter. The motion passed unanimously.

PARK AND RECREATION COMMITTEE

August 19, 2022, at 7:00 pm is the second Movie in the Park at Fisher Park. Encanto will be playing at dusk. It was estimated that there were 300 people at the last movie. They are sponsored by Alba Orthodontics and did a great job hosting.

Ms. Palmer said that the master plan for 1340 E. Lisburn Road Park will go on the Township website next week.

MISCELLANEOUS

SOLICITOR UPDATE

There was no report.

TAX COLLECTION COMMITTEE (TCC) UPDATE

There was no report.

CAPITAL REGION COG UPDATE

The golf tournament and picnic are on September 19th. The commissioners pay their own way for the golf tournament.

MUNICIPAL ADVISORY BOARD (MAB) UPDATE

There was no report.

PENNSYLVANIA STATE ASSOCIATION OF TOWNSHIP COMMISSIONERS (PSATC) UPDATE

The board went into executive session about a personnel issue. They adjourned at 9:00 p.m.

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