



TOWNSHIP OF DERRY
Board of Supervisors Meeting Minutes
Tuesday, July 23, 2024

CALL TO ORDER

Chairman Abruzzo called the July 23, 2024, Regular Meeting of the Township of Derry Board of Supervisors to order at 7:06 p.m. in the meeting room of the Township of Derry Municipal Complex, 600 Clearwater Road, Hershey, PA. He advised that all public meetings are recorded for providing accurate minutes. An Executive Session was held before the meeting where personnel matters were discussed, with the session ending at 7:04 p.m. After the Pledge of Allegiance, a roll call was performed.

ROLL CALL

SUPERVISORS PRESENT:

E. Christopher Abruzzo
Natalie L. Nutt
Carter E. Wyckoff
Michael P. Corado
Richard D. Zmuda

ALSO PRESENT:

Christopher S. Christman, Township Manager
Patrick Armstrong, Township Solicitor
Chuck Emerick, Director of Community Development
Tom Clark, Director of Public Works
Garth Warner, Chief of Police Department
Tim Roche, Lieutenant, Police Department
Alison Jacobine, Director of Hershey Public Library
Amy Walker, Director of Parks & Recreation
Becky Sweigart, Public Outreach Coordinator
Ryan Cummings, HRG Engineer
Eric Stump, HRG Engineer

ABSENT:

Public in Attendance:

Bryan Holt, Kate Toczek, Marybeth Lavery, Rich Gamble

VISITOR/PUBLIC COMMENTS

There were no public comments offered.

CONSENT CALENDAR

Adoption of the Board of Supervisors Meeting Minutes for the July 9, 2024, 2024 Regular Meeting.

Release of the remaining balance of the financial security provided for the Post-Construction Stormwater Management Plan for 1131 Edgewood Drive, S-2022-004.

The Board of Supervisors authorizes the release of the remaining balance (\$9,334.00) of the cash financial security provided for the Post-Construction Stormwater Management Plan for 1131 Edgewood Drive, S-2022-004.

Reduction of the performance security provided for the Preliminary/Final Subdivision and

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Land Development Plan for Chadds Ford East, Plat 1357.

The Board of Supervisors authorizes the release of \$114,953.00 from the cash performance security provided for the Preliminary/Final Subdivision and Land Development Plan for Chadds Ford East, Plat 1357, resulting in a new balance of \$54,813.00.

Approval of July 23, 2024 Accounts Payable of \$1,892,752.31 and July 19, 2024 Payroll of \$442,976.12.

Supervisor Zmuda made a motion to approve all items on the Consent Calendar. Supervisor Corado seconded the motion. **Motion carried 5-0.**

NEW BUSINESS

Approval of Resolution 2024- 18: Authorizing the Sponsorship and Submission of Requests for Funding for the 2024-2025 Dauphin County Local Share Municipal Grant Program (C. Christman)

Mr. Christman shared information background relating to the Dauphin County Local Share Municipal Grant program and the eligibility for the Township of Derry, being contiguous to East Hanover Township - the host community for Hollywood Casino, to apply for funding opportunities.

Mr. Christman stated Administration is recommending the following for Board consideration:

- Hershey Volunteer Fire Company – Apparatus Debt Service: \$156,390.00
- Township of Derry – Police Department – Total Request: \$94,596.78
 - Electric Police Mountain Bikes (Qty. 8) – \$52,131.04
 - Mobile Speed Display Trailer (Qty. 1) - \$28,116.00
 - Stationary Speed Display Board (Qty. 4) - \$14,349.64
- Public Works Department - One (1) Dump Truck with Plow: \$358,997.00

Mr. Christman further explained they will have representatives from the three departments formally present their request to the Dauphin County Gaming Advisory Board in the near future.

Supervisor Nutt, due to ongoing concerns within the township relating to speeding issues, requested that the mobile speed display trailer request be increased to a total of two and the stationary speed display boards be increased from the original total of four, to eight.

Mr. Christman stated a modification can be made to the resolution in order to note the two changes in the quantity of the display boards in order for the application to be updated and ready when the grant is submitted.

Chairman Abruzzo spoke to the importance of requesting gaming grant money in order to offset the cost of these items, as all items correlate to better service to the needs of the township and the residents.

Supervisor Zmuda made a motion, continent upon the increase of the mobile speed trailer quantity from one to two and the stationary speed display boards from four to eight, that the Board of Supervisors approve Resolution 2024-18 - Authorizing the Sponsorship and Submission of Requests

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for Funding for the 2024-2025 Dauphin County Local Share Municipal Grant Program. Supervisor Nutt seconded the motion. **Motion carried 5-0.**

Consideration of Resolution 2024-19 - Authorizing the Submission of a Grant Application to the Commonwealth Financing Authority - Multimodal Transportation Program for the Hockersville Road Improvements Project (C. Christman/E. Stump)

Mr. Christman presented an overview of the July 9, 2024, Board meeting, stating the Supervisors requested the Administration and Township Engineer's Office prepare an application and resolution of submission for the upcoming CFA Multimodal Transportation Grant round, specifically for the Hockersville Road Improvements Project. This project would address sight distance issues by removing a vertical curve and sidewalk gaps along Hockersville Road between the Areba Avenue and Chocolate Avenue intersections. The Township is requesting the CFA fully fund this project, with an anticipated cost of \$870,324 (not including right of way costs, estimated at \$50,000).

Eric Stump (HRG Engineer) discussed the overall project and the goal of improving sight lines at the pedestrian crosswalk at Areba Avenue crossing over Hockersville Road, along with vehicles crossing over Areba Avenue and turning onto Hockersville Road. He reviewed the plans of transitioning Third Avenue to a one-way road restriction away from Hockersville Road, with sidewalks being added along both sides of Hockersville Road, between Areba and Chocolate Avenue. Mr. Stump shared the grant typically requires a 30% match requirement, but applicants may request a waiver, with the current application packet prepared with the full waiver request.

Chairman Abruzzo discussed the traffic and pedestrian concerns of Areba Avenue and Hockersville Road and a need to further address the ongoing issues of the intersection. Supervisor Zmuda brought up an option of installing a flashing light pedestrian crosswalk alert. Chairman Abruzzo suggested any improvements be made in tandem with the potential road improvement project.

Supervisor Nutt made a motion that the Board of Supervisors approve the consideration of resolution 2024-19 - authorizing the submission of a Grant Application to the Commonwealth Financing Authority - Multimodal Transportation Program for the Hockersville Road Improvements Project. Supervisor Zmuda seconded the motion. **Motion carried 5-0.**

Consideration of a Time & Material Contract with HRG, Inc. for the completion of design work for Chocolate Town Park. (C. Christman)

Mr. Christman discussed the lead consultant role HRG has held relating to the downtown Chocolate Town Park project. The project is currently in the active construction management phase of the project, and as a result, HRG has requested an additional \$75,000 to complete the construction management portion of the project. The financial request would be a not to exceed order, requiring Board approval for potential future fund requests, if necessary.

Ryan Cummings (HRG) confirmed to Chairman Abruzzo that HRG has taken over the construction management responsibility from Capital Construction Management. Mr. Cummings stated the project is currently scheduled to be near completion by Veteran's Day 2024.

Chairman Abruzzo made a motion that the Board of Supervisors authorize the Township Manager to execute the Time & Material proposal submitted by HRG, Inc. dated July 18, 2024, for the completion of work at Chocolate Town Park but limit the scope to an amount not to exceed \$75,000 without further authorization from the Board of Supervisors. Supervisor Corado seconded the motion. **Motion**

carried 5-0.

Removal of existing roofing system of the former Tax Office Building and adjacent covered walkway. Installation of Drexel Metals 24-gauge DMC 150 Snap Lock Standing Seam Metal Roof. (T. Clark)

Tom Clark stated on July 10, 2024, bids were opened for the removal of an existing roofing system and installation of a snap lock standing seam metal roof. Two bids were received, Windy Valley Exteriors and Detwiler Roofing. The lowest bidder was Windy Valley Exteriors at the cost of \$92,370, with the bid from Detwiler Roofing submitted at \$224,000. Mr. Clark shared Windy Valley Exteriors handled the roofing project for the Police Department and Shank Park barn repair work. He recommended the contract for the roof replacement be awarded to Windy Valley Exteriors for \$92,370, with the contractor tentatively being able to begin the project in the September/October 2024 timeframe.

Supervisor Corado made a motion that the Board of Supervisors approve the contract for the roof replacement as well as the alternate options for the former Tax Office Building and adjacent walkway be awarded to Windy Valley Exteriors. Supervisor Wyckoff seconded the motion. **Motion carried 5-0.**

Adoption of Decision for Conditional Use Application No. 2024-03, as filed by Creekview Lawn and Landscapes, LLC, regarding establishing a landscaping and garden center use on the property located at 970 Bullfrog Valley Road. (C. Emerick)

Mr. Emerick stated the Board held a hearing on June 25, 2024, relating to the Conditional Use Application. The Derry Township Planning Commission, at their meeting on June 4, 2024, recommended that Conditional Use Application No. 2024-03 be approved. The decision, prepared by Solicitor Pat Armstrong, if adopted as written, would grant conditional approval for the proposed landscaping and garden center use, subject to the conditions and restrictions within the decision.

Supervisor Nutt expressed her concern over potential traffic issues during the Saturday morning timeframe when customers would be picking up mulch for home landscaping use and suggested the option of requiring appointment times to be scheduled for this particular retail option. Owner, Brian Holt, stated they plan on evaluating the process to determine if the retail portion of their business creates traffic concerns, and if necessary, they will develop an alternative way of addressing the mulch pick-up to alleviate traffic in the area.

Chairman Abruzzo discussed the option of adding a condition to the agreement that would require retail purchases be made by appointment only. Brian Holt discussed the appointment scheduling option with the co-owner, and it was determined they would not be able to accommodate the request but stated the overall customer transaction would be a short turnaround of time allowing for minimal backlog of customers on the property at one time. Mr. Holt also confirmed they will be providing delivery options to their customers, which would reduce the number of customers driving to the location. Chairman Abruzzo provided an overview of the area, explaining it's comprised of a majority of residential properties and with recent business property additions to the area, they're required to provide a conditional use authorization. The Supervisors and Solicitor Armstrong discussed the option of modifying the conditional use agreement to include language of reviewing any potential traffic and parking issues, noted by the zoning department, in one year from agreement, which would require the owner to report back to the Board at that time. Chairman Abruzzo reconfirmed their concern that they do not want traffic backing up on Bullfrog Valley Road and offered the option of Brian Holt allowing the Board of Supervisors a continuation in order for Mr. Holt to work with his co-owner on a plan to

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address the concerns of the Board and present at a future meeting.

It was determined Brian Holt was in agreement with the plan suggested by Chairman Abruzzo. Mr. Holt agreed to contact Mr. Emerick to sign a written confirmation for an extension, allowing a continuation until the end of August 2024, where he (Mr. Holt) will provide the Board of Supervisors a plan to address the concerns.

Chairman Abruzzo made a motion to table the item until August 13, 2024. Supervisor Zmuda seconded the motion. **Motion carried 5-0.** Solicitor Armstrong confirmed he will request Brian Holt to sign a document prior to the end of the Board of Supervisors meeting, showing his agreement to what was verbally discussed and agreed upon.

Consideration of sale of Township property along Lingle Avenue. (C. Emerick)

Mr. Emerick reviewed the background of the consideration, stating in 2008, during the realignment of the Lingle Avenue/East Chocolate Avenue intersection, the Township acquired both rights-of-way and uneconomic remnants of land in support of the project. At the close of the project, the Township ended up owning five tracts. The tract at the northwest corner of the East Chocolate Avenue/Lingle Avenue intersection was sold for \$1,500.00 to the Goepfert's in 2015. The Township still owns and maintains four of the tracts as follows:

- Tax Map Parcel No. 24-007-094, being approximately 5,319 square feet
- Tax Map Parcel No. 24-007-095, being approximately 7,141 square feet
- Tax Map Parcel No. 24-007-096, being approximately 5,488 square feet
- Tax Map Parcel No. 24-007-133, being approximately 3,286 square feet

Each of these lots are located partially in Derry Township, Dauphin County, and partially in Palmyra Borough, Lebanon County. It is thought that these parcels have no economic value to the Township and therefore could be sold. Mr. Emerick recommended that the Board of Supervisors authorize the Township Solicitor to prepare the necessary documents to sell, by auction in accordance with the Second Class Township Code, the four tracts of land, upon receipt of an appraisal by a qualified real estate appraiser.

Chairman Abruzzo discussed the option of a potential police substation in the area of the tracts, with Lt. Roche responded that it would more than likely not be advantageous as they receive minimal call volume for this particular area of the township. Chairman Abruzzo checked in with the remaining departments to see if there would be any future need or use options of the tracts of land, offering to move forward with only the appraisal portion of the request to allow for further consideration.

Chairman Abruzzo made a motion to have the properties identified by Mr. Emerick be appraised in order to determine the value of the properties before deciding to take further action. Supervisor Corado seconded the motion. **Motion carried 5-0.**

SUPERVISOR BOARD/COMMITTEE REPORTS

Supervisor Nutt shared she and Supervisor Zmuda attended a Transportation Work Group where pedestrian and traffic concerns were reviewed and the meeting recommendation of requesting additional speed alert signage to utilize within the township. Supervisor Nutt also noted updates on road paving and grant application options to further assist improvements within the township.

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DEPARTMENTAL REPORTS

Police Department

Lt. Roche confirmed the drones were deployed for the concert held on July 23, 2024.

Public Works

Tom Clark shared an update on the Homestead Road project between routes 743 and 322, which has been in progress for the past 2 ½ weeks, with the roundabout on track to be reopened on Monday, July 29, 2024.

Library

Mrs. Jacobine shared a reminder that the library will be having their annual book sale from August 3 – 6, 2024. Also, on July 30, 2024, the Wizard of Oz is being performed by the Bright Star Theatre, at 2 p.m. The silent book group will be returning on August 6, 2024, at 10 a.m., and will be held at the Chocolate Avenue Starbucks location.

Parks & Recreation

Ms. Walker shared that Parks and Recreation will be hosting a drive-in movie (Encanto) on August 16, 2024, at Shank Park, with concessions available for those in attendance.

VISITOR/PUBLIC COMMENTS

No comments.

ADJOURNMENT

Supervisor Zmuda made a motion to adjourn the meeting at 8:15 p.m. Supervisor Nutt seconded the motion. **Motion carried 5-0.**

SUBMITTED BY:

Carter E. Wyckoff, Township Secretary