

Tulpehocken Township
Board of Supervisors Joint Work Session with the Planning Commission & Recreation Board
February 25, 2021

The Tulpehocken Township Board of Supervisors met on January 25, 2021 in the Township meeting room at 7 P.M. In attendance and voting were Supervisors: Chairman Gary Deck, Vice Chairman Richard Kramer and Lester Feick, Supervisor. Also present were Chris Hartman, Township Solicitor, Matt Mack, Township Engineer and Christy Flaherty, Township Secretary/Treasurer.

Members of the audience included: Wayne Bowen, Bob Sattazahn, John Zimmerman, Scott Hetrick, Richard Klopp, Troy Lape, Jeffrey Zimmerman and Harry Reinhold.

CALL TO ORDER

Chairman Deck called the meeting to order at 7:00 P.M.

The meeting continued with the pledge to the American Flag.

PUBLIC COMMENTS

None.

OTHER BUSINESS

Discuss Recreation Space Plan/Recreation Impact Fee

Chairman Deck stated that the goal of tonight's meeting is to discuss what type of recreation facilities the residents would like and how to fund them.

The Board discussed possible recreation uses being a walking trail, dog park or pickle ball court.

Mr. John Zimmerman commented that the Township first needs a Recreation Plan; they should also address how to get funding. He discussed the Comprehensive Recreation, Parks, Open Space, and Greenways Plan prepared by YSM.

Mr. Klopp commented with regards to funding, needing property and planning how to move forward.

Mr. Bowen advised with regards to the process for applying for DCNR grants.

Chairman Deck reported that the Township owned lot in Rehrersburg is approximately 1.5 acres.

Mr. John Zimmerman reported that it's his understanding that a recreation site plan needs to be in place prior to applying for grants.

It was stated that the Township needs clarification with regards to applying for grants; 3if the Township needs to own land or can it be leased land. Attorney Hartman feels that if a signed agreement is in place to purchase or lease land; that the grant application process can begin.

Mr. Klopp suggested the Township reconsider a long-term lease of the Lions Club land (Parcel #86441116825722 – 3.31 acres). The club currently has nine (9) members. As previously discussed, the Lions Club would consider leasing the land to the Township, not the building or pavilion. The Lions Club would like the Township to maintain the land. He stated that the tennis/basketball court needs resurfacing and that the playground equipment is not up to code; noting that residents are already using the park.

Chairman Deck stated that if the Township would lease the Lions Club land; he would want more than a ten (10) year lease.

Mr. Klopp commented with regards to the club being a non-profit and stated that the long-term plan would be for the Lions Club to donate the land to the Township down the road.

Attorney Hartman stated that key items needing to be addressed include the following:

- a written lease that is mutually agreeable
- develop an improvement plan
- develop cost associated with creating improvements
- property needed in both Rehrersburg & Mt. Aetna
- develop a formula for collecting recreation fees

Mr. Bowen commented that the lease language needs to be what DCNR wants to see. He also suggested the terminology of the lease include the right of 1st refusal. He noted there are acquisition grants available for purchasing land and that discussion should be had with DCNR to confirm if a master plan is needed for rehabbing existing parks.

The Board discussed the current parking area and what the requirements may be; it was agreed that handicap parking would be required.

Mr. Klopp commented that prior to learning about the Mennonite school proposed for the site next to the Lions Club property; he was thinking about approaching Mr. Martin to discuss purchasing 2 acres of land.

Mr. Mack advised that a plan has already been submitted for the school; the matter will be discussed at the March 4th Planning Commission meeting. The Board discussed the possibility of working with the school to develop an area for joint recreation use.

The Board discussed the possibility of purchasing land from Larry Dean Martin. Mr. Mack reported that Mr. Martin does have lots along Lions Park Drive.

Vice Chairman Kramer commented with regards to insurance costs associated with regards to insuring parks.

Attorney Hartman commented with regards to the Township developing a long-term lease for the Rehrersburg Lions Club (Township would maintain the property and have the right to make improvements); he also suggested having discussions with the Mt. Aetna Fire Company with regards to leasing the playground property.

The Board discussed other areas within Mt. Aetna that could be developed into a park.

Mr. Jeffrey Zimmerman stated that he feels it is very important for the Township to develop a formula to collect recreation fees. Attorney Hartman reported that in order to collect recreation fees the Township needs to identify areas within the Township for recreation use. He discussed the formula use to collect recreation fees; noting that an ordinance will be needed for the collection of fees. He suggested determining the locations for recreation use and developing a plan that includes the proposed improvements. He stated that the developer of Mt. Meadows will not be paying recreation fees, that opportunity has been lost; however, the developer will have to pay fees/dedicate land in accordance to the current SALDO. If the Township adopts an ordinance, recreation fees would only be able to be collected on future subdivisions. He questioned if it is really worth the Township's expense to enact an ordinance to collect recreation fees; referencing that there may not be to many more subdivisions in the Township.

Mr. Bowen reported how Blue Mountain Recreation Commission (BMRC) funds recreation; he provided a spreadsheet for review.

Mr. Mack inquired if a fee could be incorporated into zoning permits. Attorney Hartman advised that is not an option; permit fees are to cover expenses, not a way to generate revenue.

Mr. John Zimmerman commented on the funds that will come in from Mt. Meadows to be used towards recreation.

The Board discussed the need for having a finance plan in place for the maintenance of the recreation facilities.

The Board agreed that residents would probably not be in favor of raising taxes to fund recreation.

Mr. Klopp commented with regards to future grants available and the proposal to lease the Lions Club land not the buildings; noting that no money is wanted, they only want the Township's help maintaining the land.

The Board agreed they would be in favor of leasing the Lions Club property and that the Mt. Aetna Fire Company should be approached with regards to leasing their park.

The Board discussed having bathroom facilities at the park areas; it was suggested to use porta potties.

Mr. Bowen suggested that there may be grants available to help with updating the building at the Lions Club property. Mr. Klopp commented on having discussions with the members of the Lions Club to see if they would be open to also leasing the building/pavilion to the Township. Attorney Hartman advised that if the lease were to include the buildings, the club could reserve use rights.

Mr. Mack commented with regards to getting the CAD file from the engineering firm for the Cherry Hill Mennonite School to use for documenting the improvements to the Lions Club property and the Township's property; as they are both shown on the plan.

Mr. Bowen reported on the type of grants available thru DCNR. He discussed using in-kind services/donations. He will set up a conference call with DCNR between John Zimmerman, Attorney Hartman and himself.

Attorney Hartman request clarification with regards to drawing up the lease agreement for the Rehrersburg Lions Club property; will it include the buildings too. Mr. Klopp advised that he needs to discuss that request with the members of the club. Mr. Lape commented on possible issues since the Lions Club receives income for renting out the building/pavilion. It was clarified that the Lions Club is a non-profit organization. Attorney Hartman commented that the revenue received is used to cover expenses. It was noted that DCNR would need to be asked if there would be issues receiving grants, since the club receives revenue for rental use.

Mr. Bowen inquired if the building at the Rehrersburg Lions Club is historical; noting that grants may be available thru the Historical Society. It was stated that the building is historical. Mr. Klopp advised on the renovations to the building.

The Board reviewed the proposed plan for the Cherry Hill Mennonite School and discussed the possibility of moving the location of the school to the south and annexing some of Mr. Martin's property for future recreation use; noting that the land could be purchased in the future. The amount of land to be purchased would be approximately 3.3 acres from Mr. Martin. Mr. Bowen stated that an acquisition grant could be available; the grant would be a 50/50 grant. Supervisor Feick suggested swapping the 2 acres next to the Cherry Hill Road Sewer Plant. It was agreed that a conversation is needed with Mr. Martin to discuss the Township purchasing land and to see if it could be included on the proposed Cherry Hill Mennonite School plan to help reduce any engineering and subdivision expenses.

The Board discussed having a plan for Mt. Aetna and agreed to reach out to the Fire Company to discuss leasing the park for recreation use, improving the existing park and using the current parking area.

The Board discussed amending the SALDO to include recreation fees; currently the SALDO does not require land dedication for subdivisions under twenty-five (25) lots. Attorney Hartman advised that the SALDO can require pocket parks in a development. It was agreed to amend the SALDO to require dedicated land and recreation improvements for smaller developments of three (3) lots or greater. Attorney Hartman noted that agriculture/commercial development are exempt from paying recreation fees.

It was agreed that the Board will reach out to Mr. Martin and the Mt. Aetna Fire Company to discuss what is being proposed. Mr. Klopp will have discussions with the members of the Rehrersburg Lions Club. Mr. Bowen, Mr. John Zimmerman and Attorney Hartman would have discussions with the representative from DCNR.

The Board agreed to support spending funds with regards to recreation.

Mr. Bowen questioned if the Township will offer recreation programs. Mr. Klopp stated that has been discussed by the Recreation Board.

Summary of Action Items Discussed:

- ***Develop an agreement for leasing the Rehrersburg Lions Club property***
- ***The Supervisors will have a discussion with Mr. Martin with regards to purchasing 3.3 acres***

- *The Supervisors will have a discussion with the Mt. Aetna Fire Company with regards to leasing the park*
- *Amend the SALDO to require dedicated land and recreation improvements for smaller developments of three (3) lots or greater*
- *Conference call with DCNR (Wayne, John & Chris) – Attorney Hartman noted that items needing to be addressed include the following: the length of the lease, can the Lions Club have reserve use rights, how to secure rights to acquire land and the type of grants available/required*

Attorney Hartman inquired if the items discussed tonight are possible, would the Township consider a dedicated commitment to funding recreation programs on an annual basis. The Board agreed and discussed the current balance in the Recreation Fund. Mrs. Flaherty reported that as of December 31, 2020 the Recreation Fund had a balance of \$10,629.15 and that she transferred an additional \$5,000 earlier this month.

The Board discussed getting companies to help fund recreation by sponsoring/donations.

ADJOURNMENT OF MEETING

Supervisor Feick made a motion to adjourn the meeting at 9:13 P.M. The motion was seconded by Vice Chairman Kramer and passed unanimously (3-0).

Respectfully Submitted,

Christy Flaherty

Secretary, Tulpehocken Township