

DILLSBURG BOROUGH COUNCIL SPECIAL MEETING
FEBRUARY 8, 2011 – MINUTES
6:30 PM

The Dillsburg Borough Council held a Special Council Meeting at the Dillsburg Area Authority Building on the above-mentioned date. Council Members attending were, President Jeff Griffin, Vice President Holly Kelley, Hal Anderson, David Baldwin, Matt Fawber, John Richardson and Kathryn Zeiders. Also present were the following: Mayor Henry Snyder, Borough Engineer Mike Begis, Borough Solicitor Mark Allshouse, Borough Manager Karen Deibler, and Borough Secretary/Treasurer Debbi Beitzel.

The following visitors were present: Tina Fackler from Trans Associates, Peggy Williams and Curt Werner from the Dillsburg Banner, Paul Reichart from the Patriot News, Representative Scott Perry, Commissioner Doug Hoke, Katie Miles, Wilda Alessi, Caitlyn Myer from YCEDC, Philip Amos, Brian Radcliffe, Myra Reichart, Leon Zeiders, Michael Sponsler, Jeff Beitzel, Rich Thomas, Allen Reeves, David Kelley, Theresa Seip, Lee Eichelberger, Larry Klase, Scott and April Barrett, Alyce and George Jackson.

The meeting was called to order by President Griffin at 6:30 pm and he stated the purpose of the meeting was the media announcement concerning the Borough's endeavor of purchasing land for a community park.

The meeting was turned over to Tina Fackler from Trans Associates. Tina thanked everyone for coming to the announcement of the Borough of Dillsburg's First Community Park. The Borough has been in discussions with the property owner over the last year and she feels this is a great opportunity for the Borough. This opportunity exists on property that otherwise could have been built residentially. There are a lot of neighbors all around this particular property as well as the elementary school across the street. Ms. Fackler indicated she felt this is a great partnership that the Borough has and the first of many steps to get this park going and underway would be the land acquisition. An application to DCNR will be filed in April of this year; the Borough is aggressively trying to obtain funds from DCNR's Community Conservation Partnership Program worth \$250,000.00. The land acquisition is worth \$500,000.00. The park itself will be built in several different phases. The acquisition is the first phase, the second and third phases would possibly be the dog parks, community playground facilities, maybe some fitness trails and the largest phase would be the opportunity to have a community pool and splash park and then some opportunities for some structural type of improvements to the park, such as buildings for a senior center or community facilities, and maybe some restrooms facilities for the park. She stated they have met with DCNR and things are looking very well and they are in support of the project.

Representative Scott Perry stated he signed the letter of support today and will do whatever he can to help move the project along. He stated getting money from the state would be a little more difficult but Dillsburg Borough residents are tax payers too and should be able to get their share of the budget. He indicated that would be his charge of the course as a new parent and resident of Dillsburg this type of facility is important to him. He stated this project would be great for the area and well needed and well deserved and he looks forward to working with everyone.

Ms. Fackler indicated requests letters for support were sent out and when the Borough sees sources that might be applicable to the project; we will pursue them as well. Ms. Fackler opens the floor to any questions.

Commissioner Hoke stated the commissioners would be sending a letter of support.

Ms. Fackler indicated other organizations, interest groups, homeowners associations were targeted for providing support letters, information will be in the Borough newsletter and the sign would be posted on the property. She indicated as things progress the Borough will start campaigning as much as possible to raise funds for the project. She indicated as the information becomes available, the public would know. She stated if there are any skills or dollars anyone would like to donate to contact the Borough.

Phil Amos, 133 Quail Drive, asked what Carroll Township's position was. Ms. Fackler stated the Borough was asking them for support as part of the project application. She indicated as the project progresses, the Borough will try to partner as much as possible and engage them as much as possible to be part of the project. Mr. Amos asked if the project has been presented to them. Ms. Fackler stated the project hasn't been presented to them formally; they know about the project, but as the year goes on, they will become more familiar with it and hopefully become supportive of the project.

Gary Reneker, 305 S. Baltimore Street, asked what happens to the project if funding falls through from all the sources. Ms. Fackler stated she wasn't there to address that at the moment, to think as not moving forward on it. She indicated once the application is submitted and create a better financial strategy on the project they will be as optimistic as possible. She stated she knows economic times are tough, but she feels this is a very good project. This is a Borough that deserves the project and looking for projects in existing communities, villages and boroughs and would be a highlighted project at DCNR.

Curt Werner, 96 Clemens Drive, asked how the project would affect the average residents' taxes. Ms. Fackler stated she couldn't speak to that yet, but hoping that the project will become part of the community and what would happen to the tax structure, she couldn't answer. Council Member Baldwin stated Council's opinion is the project will not go through if the taxes have to be raised 100th of a mill. We are committed to do the project without raising any real estate taxes. Council Member Richardson stated the project has to fit within the Borough's budget. Council Member Baldwin indicated that is why the project is being done in phases rather than all at once.

Mayor Snyder stated when Governor Rendell left office, one of the last things he commented on was unless a grant was already applied for, don't count on grants because they are drying up. Mayor Snyder asked Representative Perry if that was correct, you can't count on grants. Representative Perry stated you can't count on the grants even if they were already signed. He indicated the governor obligated more funding than was available. Mayor Snyder stated that is what he wants Council to be aware of.

Katie Miles from York County Economical Development Corporation (YCEDC) asked who the check should go to if a person was interested in making a charitable donation towards the project. Ms. Fackler indicated that would be something to talk over with the Borough; and she would work with the Borough to set something up for the monies to go directly into a fund strictly for the project. She stated they would announce where the funding should go when the newsletter come out.

Scott Barrett, 4 Chestnut Hollow Drive, asked how preliminary the sketch was and if the project goes through was the sketch an accurate layout; the reason he is asking is because he lives on Chestnut Hollow Drive and the dog parks would be directly behind his house. Ms. Fackler stated the first phase they are looking for acquisition dollars, so acquiring the property is number one. A land development and master plan has to be completed. The sketch plan is just showing an arrangement of what is being proposed for the project. Mr. Barrett asked how long it would take for the residents to know actually what is being proposed, because he is very concerned about the dog parks. Ms. Fackler stated his comments were well noted.

George Jackson, 22 North Baltimore Street, asked if there was any consideration for a skate boarding facility. Ms. Fackler stated not to date, but as the process unfolds itself, if this was to be a major topic the Borough could consider it.

Gary Reneker asked why the property is being sold to the Borough at full cost value; when if they build townhouses they would probably only make \$400,000.00. Ms. Fackler stated there is an appraised value to the land and we don't know the value of the townhouses that could be built there. The appraised value of the land is what it is; \$100,000.00 per acre.

Ms. Fackler thanked everyone for coming out and hopefully everyone will become supportive of the project. The special meeting was adjourned at 6:45 pm